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Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

Area Name / Number: Green Lake / 43
Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 599
Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$195,400	\$276,500	\$471,900	\$529,400	89.1%	15.44%
2007 Value	\$271,300	\$254,900	\$526,200	\$529,400	99.4%	12.50%
Change	+\$75,900	-\$21,600	+\$54,300		+10.3%	-2.94%
% Change	+38.8%	-7.8%	+11.5%		+11.6%	-19.04%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.94% and -19.04% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$200,400	\$257,700	\$458,100
2007 Value	\$279,100	\$227,400	\$506,500
Percent Change	+39.3%	-11.8%	+10.6%

Number of improved Parcels in the Population: 3,437

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

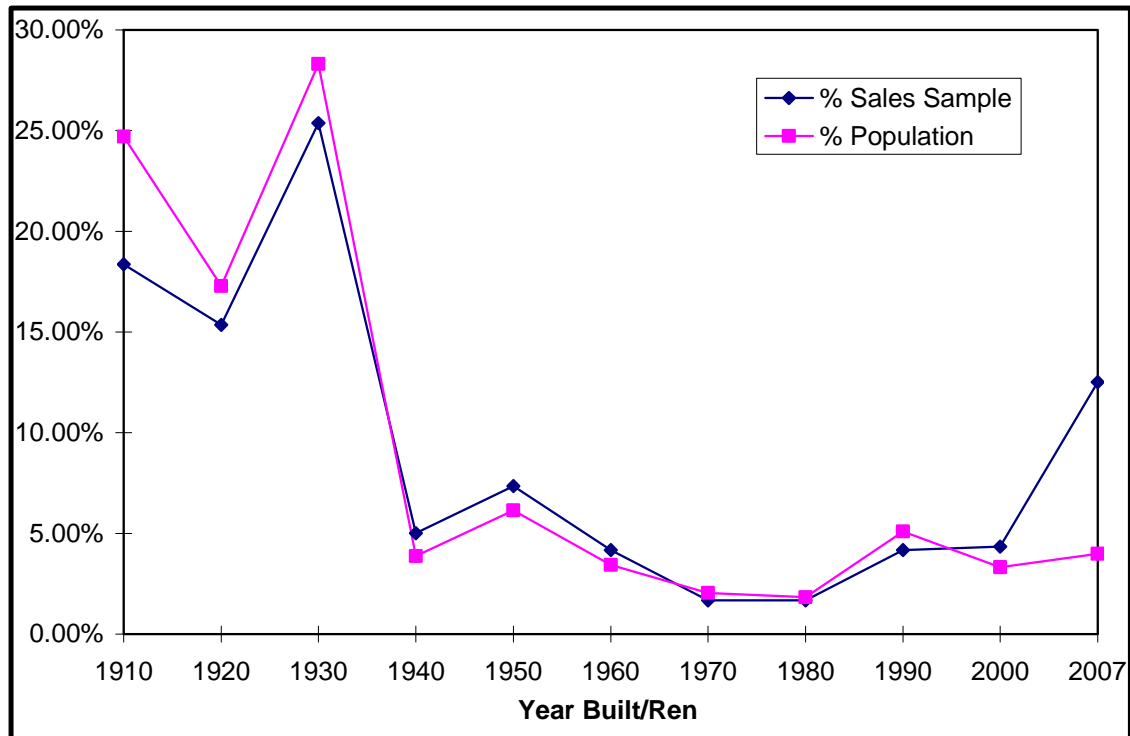
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	110	18.36%
1920	92	15.36%
1930	152	25.38%
1940	30	5.01%
1950	44	7.35%
1960	25	4.17%
1970	10	1.67%
1980	10	1.67%
1990	25	4.17%
2000	26	4.34%
2007	75	12.52%
	599	

Year Built/Ren	Frequency	% Population
1910	849	24.70%
1920	594	17.28%
1930	973	28.31%
1940	133	3.87%
1950	211	6.14%
1960	118	3.43%
1970	70	2.04%
1980	63	1.83%
1990	175	5.09%
2000	114	3.32%
2007	137	3.99%
	3437	

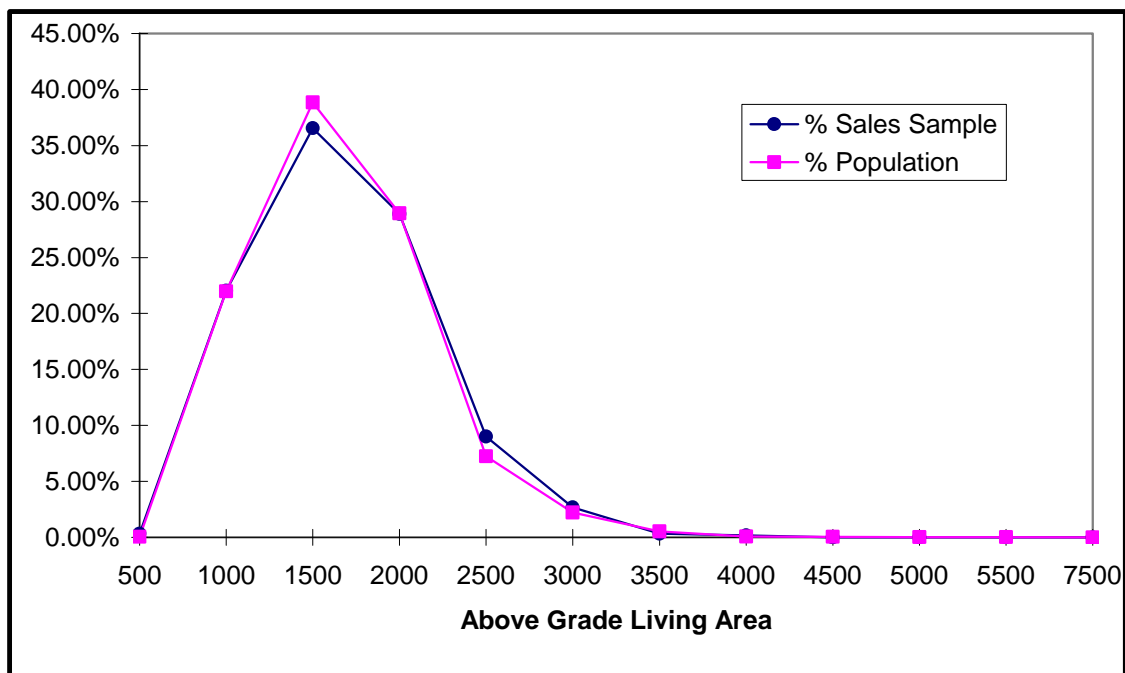


Sales of new homes built in the past few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	2	0.33%
1000	132	22.04%
1500	219	36.56%
2000	173	28.88%
2500	54	9.02%
3000	16	2.67%
3500	2	0.33%
4000	1	0.17%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	599	

AGLA	Frequency	% Population
500	2	0.06%
1000	755	21.97%
1500	1335	38.84%
2000	995	28.95%
2500	249	7.24%
3000	76	2.21%
3500	18	0.52%
4000	3	0.09%
4500	2	0.06%
5000	1	0.03%
5500	1	0.03%
7500	0	0.00%
	3437	

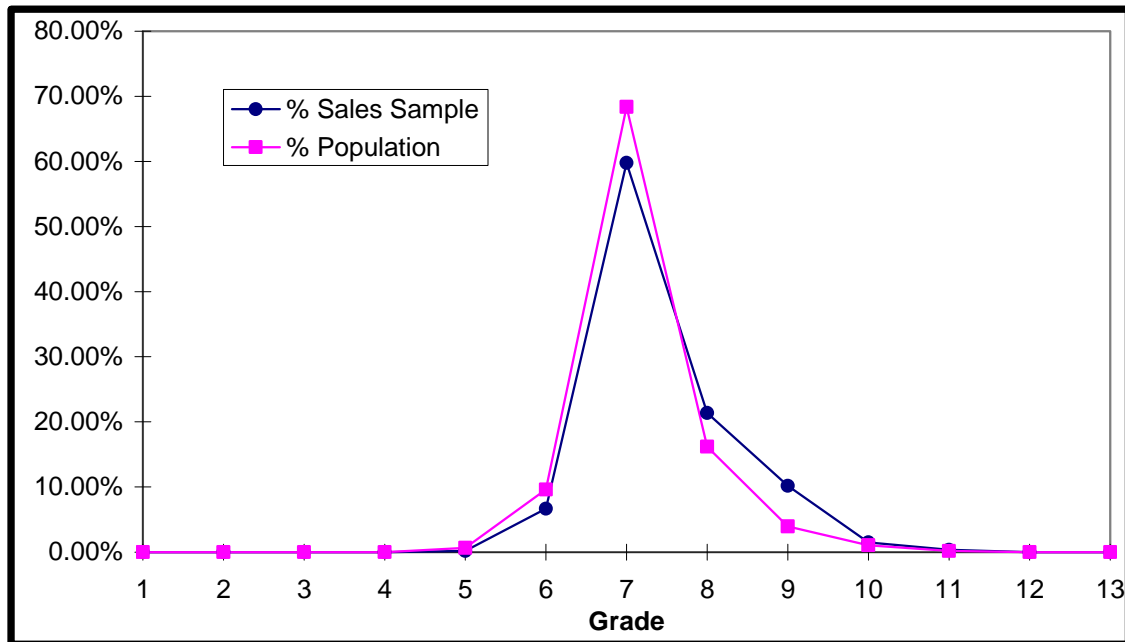


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

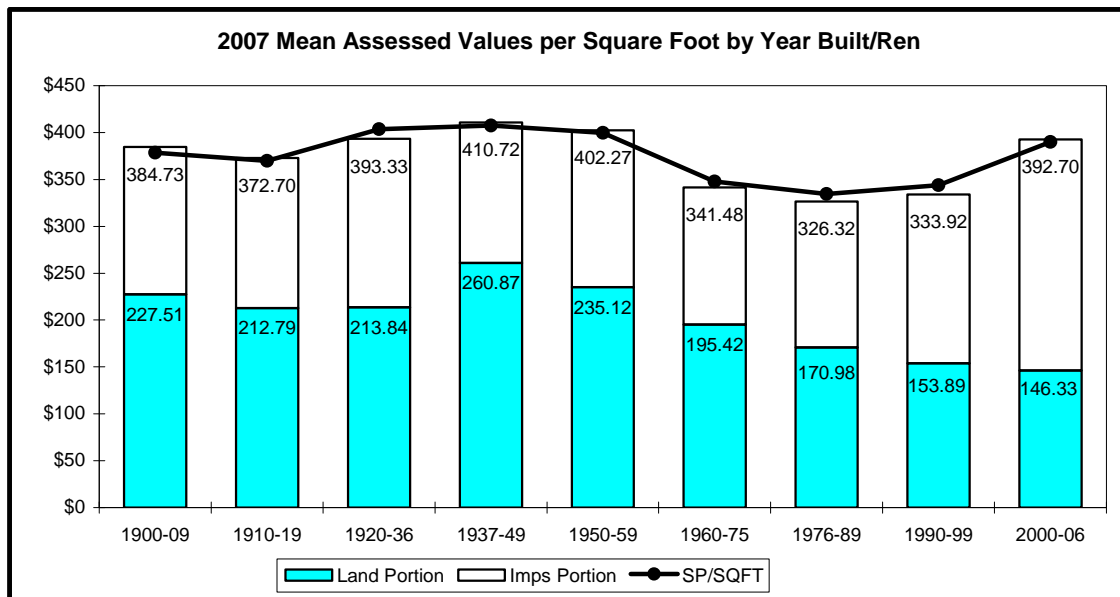
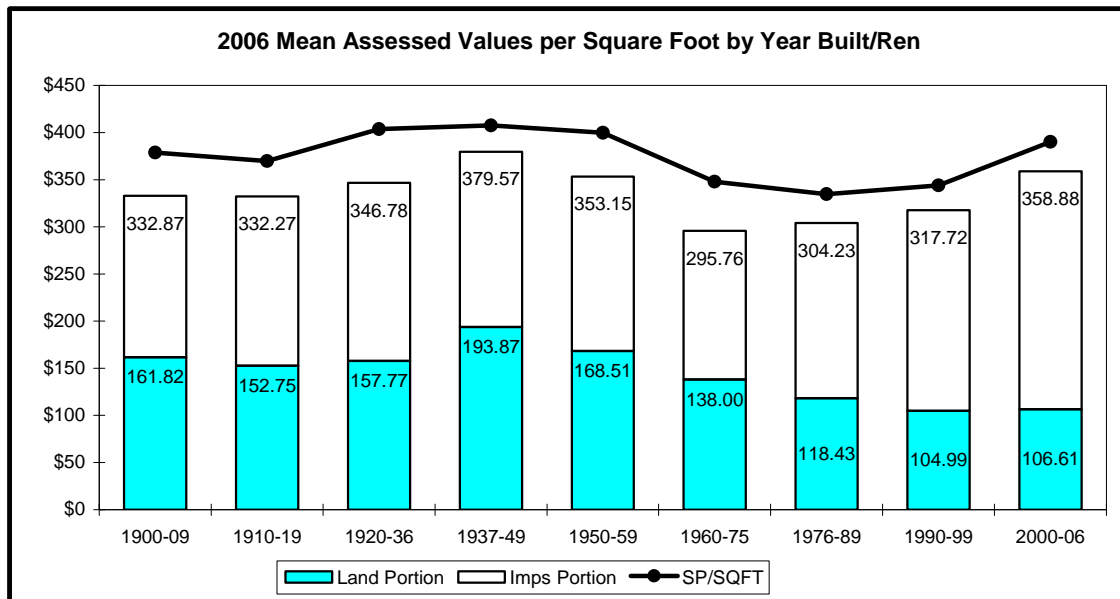
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.17%
6	40	6.68%
7	358	59.77%
8	128	21.37%
9	61	10.18%
10	9	1.50%
11	2	0.33%
12	0	0.00%
13	0	0.00%
599		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	23	0.67%
6	330	9.60%
7	2350	68.37%
8	557	16.21%
9	135	3.93%
10	36	1.05%
11	6	0.17%
12	0	0.00%
13	0	0.00%
3437		



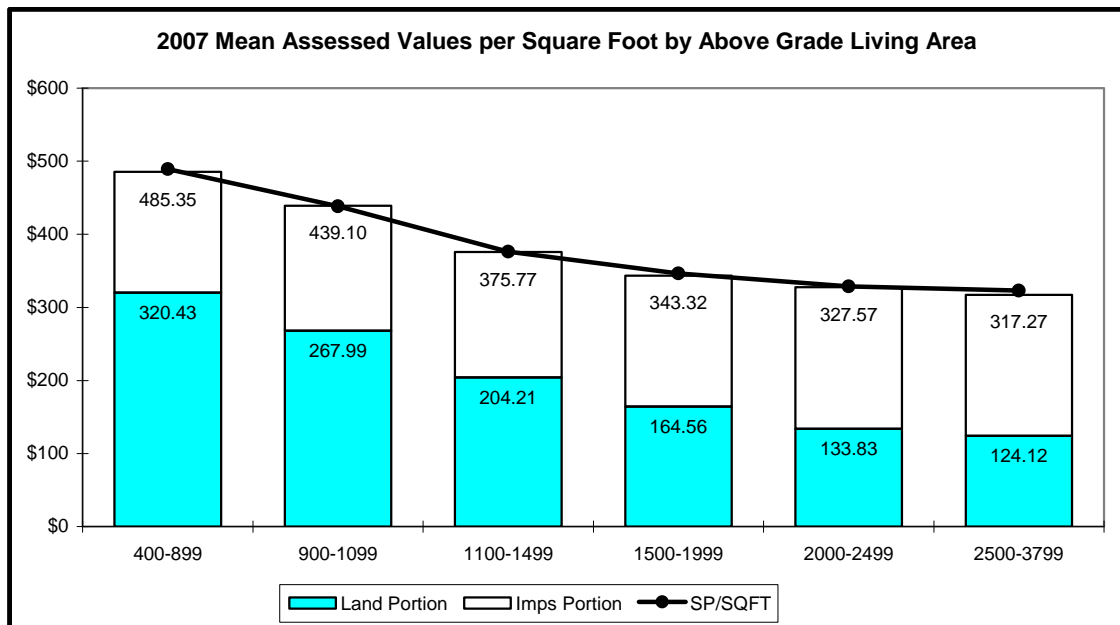
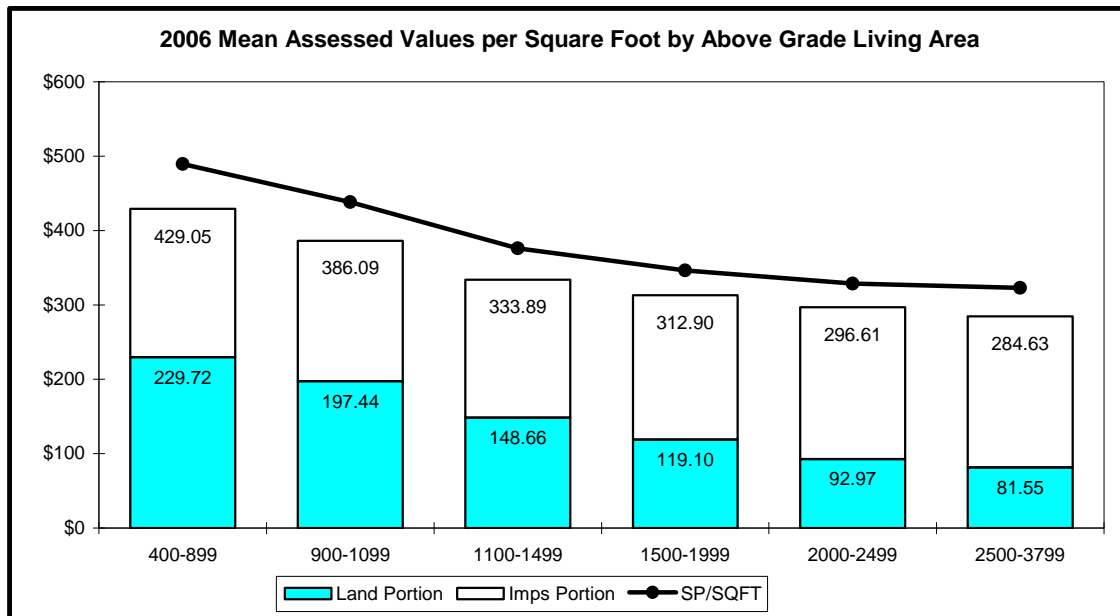
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated



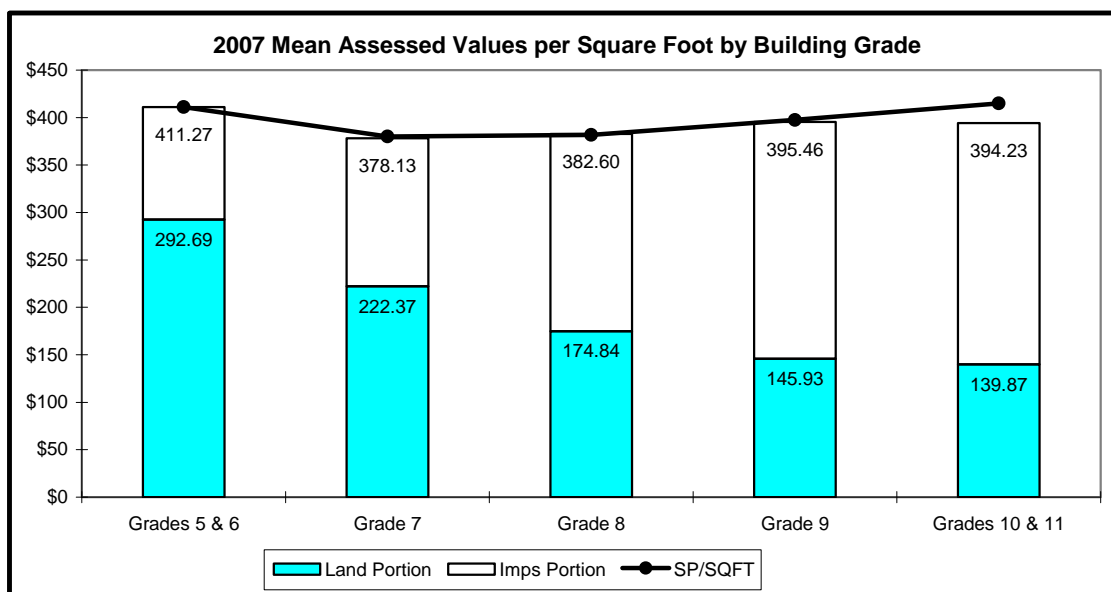
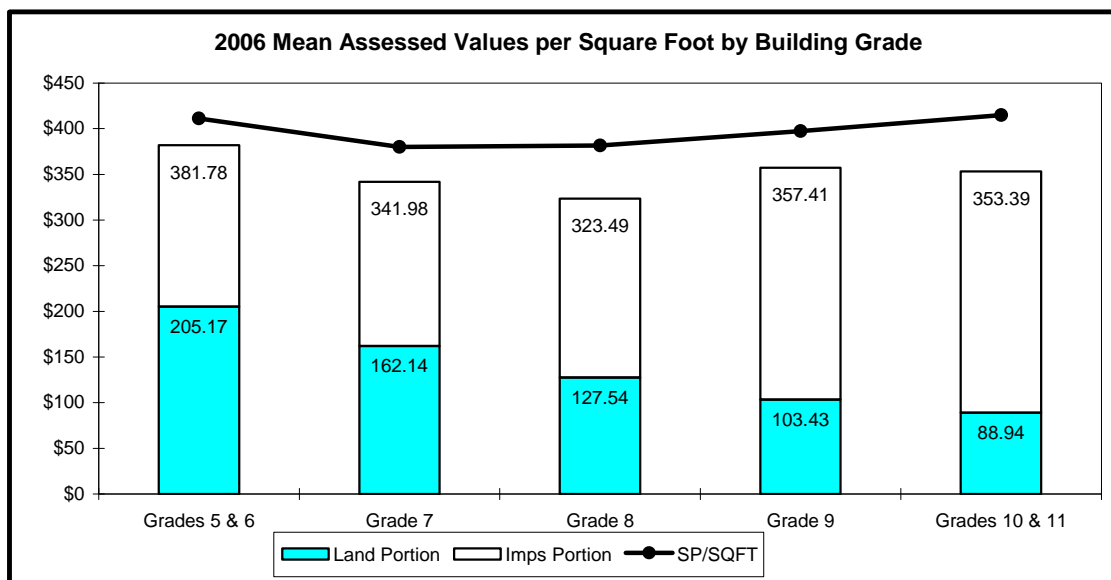
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area



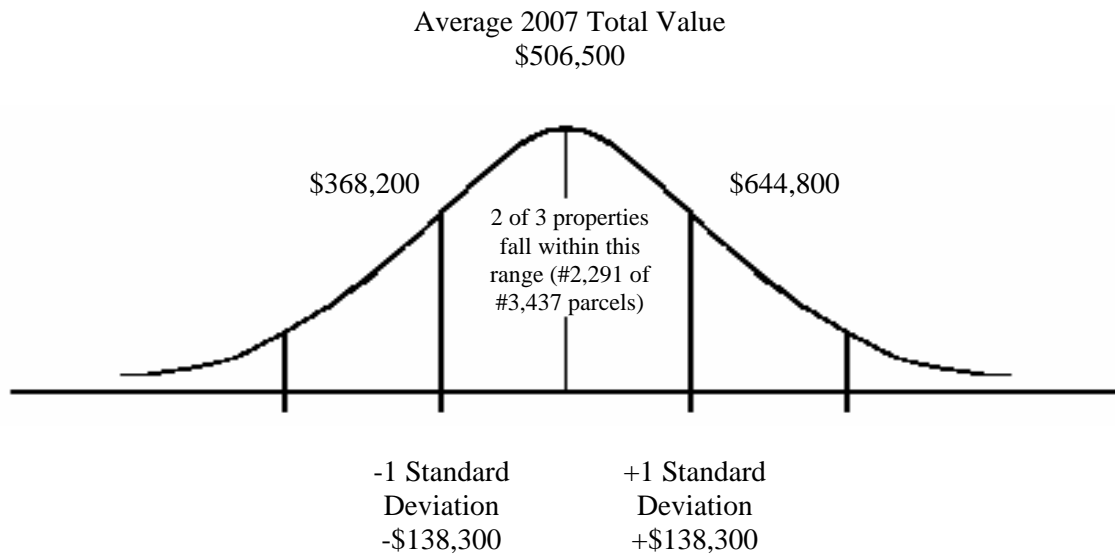
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 11 sales of grade 10 or 11 homes.

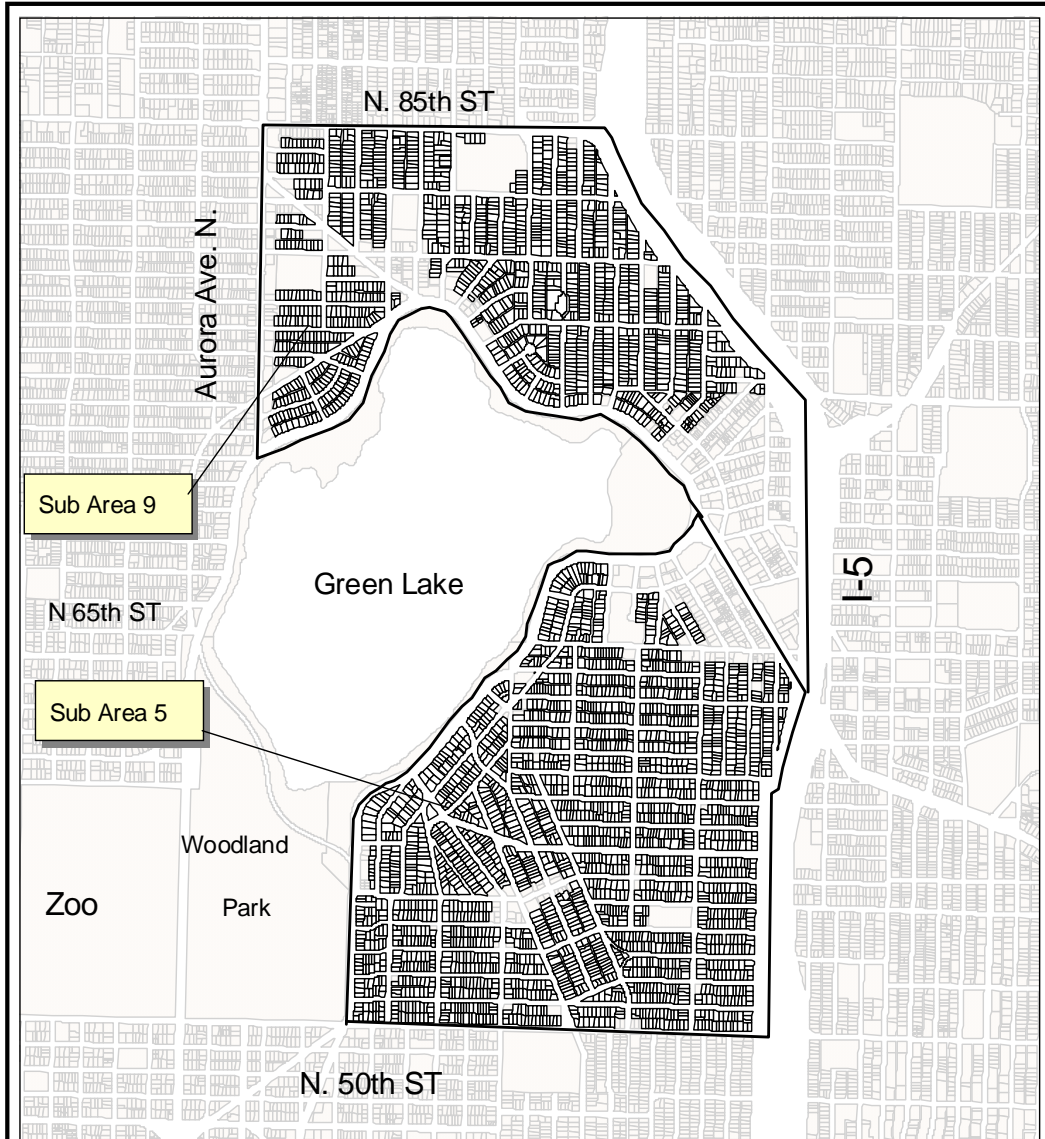
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Area 43 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Department of Assessments

File Name: SEL:\assess\Home\del\del\del\report\map\sub area map 5-17-07.apr

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2004 to 12/31/2006 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Green Lake

Boundaries:

This area is generally bounded by Interstate 5 on the east, North 85th Street on the north, Aurora Avenue North and East Green Lake Way North on the west, and North 50th Street on the south.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 43 is located in the northern portion of Seattle. It wraps around the northern and eastern sections of Green Lake. Green Lake is one of the most visited parks in Seattle. There is a paved walkway around the lake for walkers, bike riders, skaters, and joggers to use. It also includes areas for picnicking, an indoor swimming pool, indoor gymnasium, outdoor basketball courts, baseball fields, tennis courts, indoor live theatre, and soccer fields. There are many crew races and special events out in the lake during the year. It is also located within 5 minutes of the Woodland Park Zoo. There are numerous small neighborhood businesses to service the area and the park visitors. There is almost immediate access to Interstate 5 and, therefore, one can be in downtown Seattle in a matter of a few minutes.

This area is divided into two sub areas. Sub area 5 is located east and south of Green Lake. This well established area was largely developed before 1930. The eastern portion of sub area 5 slopes down to Interstate 5. Some of these properties have views of the Cascade Mountains and the University District. They also experience a high level of automobile noise from Interstate 5. Sub area 9 is located on the northern portion of the lake. Views are less common here. Many of the parcels located north of 80th Street were developed in the 1940's. Sub area 9 is more significantly impacted by arterials and traffic compared to sub area 5. Both areas are significantly impacted by Interstate 5 noise in their eastern portions.

The typical house in area 43 was built in the 1920's, is grade 7 or 8 in quality, is in good condition for its age, and has 1,360 square feet of above grade living area. Most of the zoning is single family [1 unit per 5,000 square feet]. The median lot size is 4,080 square feet. Remodel activity in the past 10 years has been brisk in this area. The tearing down of homes and building new ones in their place and major remodels are rather common.

The total assessed value of all parcels for the 2007 assessment year was \$1,903,410,600 . For the 2006 assessment year the total was \$1,695,280,600 . As a result of our physical inspection we added \$28,411,000 in assessed value attributable to new construction to the tax roll. The physical inspection began in 9/06 and was completed in 5/07.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.44% to 12.50%.

Scope of Data

Land Value Data:

Vacant sales from 1/1/04 to 12/31/06 were given primary consideration for valuing land. In addition to the market data approach the allocation technique was also utilized. Vacant land and teardown sales from the neighborhoods of Wedgwood, Wallingford, West Green Lake, Phinney Ridge, Maple Leaf, Laurelhurst, Northgate, Ravenna, University District, University Village, View Ridge, Crown Hill, Ballard, Greenwood, Haller Lake, North Beach, Bitter Lake, Broadview, Mathews Beach, and northeast Seattle were also analyzed in the valuation of land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Approximately 99% of the parcels have houses on them in area 43. Consequently, there were few vacant land sales [10] occurring from 1/04 to 10/06 when the land analysis was done. We also analyzed 21 teardown sales that occurred in the same time frame. These sales were analyzed to supplement the vacant lot sales analysis. We also analyzed sales in similar neighborhoods that included Wedgwood, Wallingford, West Green Lake, Phinney Ridge, Maple Leaf, Laurelhurst, Northgate, Ravenna, University District, University Village, View Ridge, Crown Hill, Ballard, Greenwood, Haller Lake, North Beach, Bitter Lake, Broadview, Mathews Beach, and northeast Seattle. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 2000. Since the 2002 assessment year the land values have been annually adjusted similar to improvement values.

The predominant factors influencing land value in this area were location, lot size, view amenity, and traffic. These characteristics as well as others such as zoning, topography, Interstate 5 noise, highest and best use as if vacant classification, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

Large sites, where short platting is typical, were valued based on zoning and number of sites allowed for development with consideration made for development costs. The typical development cost used in this area was \$15,000 .

For land valuation summary purposes I have included a map at the end of this section that divides area 43 into eight market segments labeled A – H. The breakdown of market segments was utilized as an efficient technique to identify and value different pockets within the sub areas. In area 43 the proximity to Green Lake is a significant component of market value.

Area A contains the main portion of sub area 5. This area is bounded by North 65th Street on the north, Latona Avenue Northeast on the east, and North 50th Street to the south. Most of the homes were built in the 1920's and are grade 7 in quality. Most parcels do not have a view amenity. The typical lot size is 4,200 square feet and is zoned SF 5000 [one unit per 5,000 square feet]. Most homes have been maintained well over the years or remodeled recently. There are 1,594 parcels in **Area A**.

Area B is located in the eastern portion of sub area 5. It is bounded by Northeast 65th Street on the north, Interstate 5 on the east, Northeast 50th Street on the south, and Latona Avenue Northeast on the east. This area experiences a high degree of automobile and truck noise from Interstate 5 on a constant basis. The southern portion of **Area B** is steeply sloped. The northern portion is gently sloped. There are 448 parcels in **Area B**.

Area C is located directly across the street from Green Lake. These properties have the most desirable location in area 43. The average sale price in **Area C** exceeds the average in **Area A** by \$327,400 . Most parcels have a view of Green Lake and the average lot size is the largest of all other market segments. There are 100 parcels in **Area C**.

Area D was designated as a way to bridge the gap of land values between **Area A** and **Area C** in sub area 5. **Area D** is generally located within 1-2 blocks from Green Lake. Homes in this area are very similar to those in **Area A**. The average sale price of **Area D** was \$67,000 higher than **Area A**. There are 305 parcels in **Area D**.

Area E was designated as a way to bridge the gap of land values between **Area C** and **Area G** in sub area 9. It is situated approximately 1-2 blocks from Green Lake. The average sale price is \$102,800 higher than **Area G**. This are 431 parcels in **Area E**.

Area F is located on the northwestern edge of Green Lake in sub area 9. It is located across from the park, however, it is located farther from the lake compared to **Area C**. Most parcels do not have views of the lake due to numerous trees. There are 75 parcels in **Area F**.

Area G is primarily located in the northern portion of sub area 9. It is identified as having the highest percentage of 1940's built homes compared to any other area. The eastern portion is significantly impacted by noise from Interstate 5. The most western section is negatively impacted by being close to businesses on Aurora Avenue North. There are 705 parcels in **Area G**.

Area H is located in the northwest part of sub area 9. It is negatively impacted by being close to commercial properties located on Aurora Avenue North. The average sale price of **Area H** is \$79,800 less than **Area G**. There are 70 parcels in **Area H**.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area A - Central portion of Sub Area 5

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
1200 - 2199 s.f.	\$175,000
2200 - 2699 s.f.	\$220,000
2700 - 2999 s.f.	\$243,000
3000 - 3499 s.f.	\$251,000
3500 - 3999 s.f.	\$273,000
4000 - 4499 s.f.	\$298,000
4500 - 4999 s.f.	\$306,000
5000 - 5499 s.f.	\$315,000
5500 - 5999 s.f.	\$320,000
6000 - 6499 s.f.	\$325,000
6500 - 6999 s.f.	\$330,000
7000 - 7499 s.f.	\$335,000
7500 - 7999 s.f.	\$340,000
8000 - 8999 s.f.	\$346,000
9000 - 9999 s.f.	\$352,000
10000 - 10999 s.f.	\$358,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Deduct 30% for extreme traffic noise

Add 15% for average Green Lake view

Add 4% for average territorial view

Deduct 5% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area B - Eastern portion of Sub Area 5

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
2200 - 2699 s.f.	\$200,000
2700 - 2999 s.f.	\$223,000
3000 - 3499 s.f.	\$231,000
3500 - 3999 s.f.	\$253,000
4000 - 4499 s.f.	\$278,000
4500 - 4999 s.f.	\$286,000
5000 - 5499 s.f.	\$295,000
5500 - 5999 s.f.	\$300,000
6000 - 6499 s.f.	\$305,000
6500 - 6999 s.f.	\$310,000
7000 - 7499 s.f.	\$315,000
7500 - 7999 s.f.	\$320,000
8000 - 8999 s.f.	\$326,000
9000 - 9999 s.f.	\$331,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Deduct 30% for extreme traffic noise

Deduct 6% for moderate Interstate 5 noise

Deduct 10% for heavy Interstate 5 noise

Deduct 15% for extreme Interstate 5 noise

Add 6% for average Cascade Mt. view

Add 9% for good Cascade Mt. view

Add 6% for average Mt. Rainier view

Add 4% for average territorial view

Add 8% for good territorial view

Deduct 5% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Interstate 5 Adjustment -
Adjacent to Commercial Adjustment) + View Adjustment

Area C - Parcels directly across from Green Lake

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
2200 - 2699 s.f.	\$296,000
2700 - 2999 s.f.	\$327,000
3000 - 3499 s.f.	\$339,000
3500 - 3999 s.f.	\$369,000
4000 - 4499 s.f.	\$404,000
4500 - 4999 s.f.	\$416,000
5000 - 5499 s.f.	\$429,000
5500 - 5999 s.f.	\$435,000
6000 - 6499 s.f.	\$442,000
6500 - 6999 s.f.	\$448,000
7000 - 7499 s.f.	\$455,000
7500 - 7999 s.f.	\$461,000
8000 - 8999 s.f.	\$469,000
9000 - 9999 s.f.	\$477,000
10000 - 10999 s.f.	\$486,000
11000 - 12999 s.f.	\$495,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Add 15% for average Green Lake view

Add 21% for good Green Lake view

Add 6% for average Olympic Mt. view

Add 4% for average territorial view

Add 8% for good territorial view

Deduct 5% if adjacent to commercial property

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
800 - 2249 s.f.	\$220,000
*3200 - 3499 s.f.	\$440,000
3500 - 3999 s.f.	\$480,000
4000 - 4799 s.f.	\$494,000
4800 - 4999 s.f.	\$660,000
5000 - 5499 s.f.	\$665,000
5500 - 5999 s.f.	\$670,000
6000 - 6399 s.f.	\$675,000
6400 - 6999 s.f.	\$748,000

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

* There were no parcels with lot sizes 2250 - 3199 s.f.

Area D - Portion of Sub Area 5

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
1200 - 2199 s.f.	\$181,000
2200 - 2699 s.f.	\$228,000
2700 - 2999 s.f.	\$252,000
3000 - 3499 s.f.	\$261,000
3500 - 3999 s.f.	\$284,000
4000 - 4499 s.f.	\$311,000
4500 - 4999 s.f.	\$320,000
5000 - 5499 s.f.	\$330,000
5500 - 5999 s.f.	\$345,000
6000 - 6499 s.f.	\$350,000
6500 - 6999 s.f.	\$355,000
7000 - 7499 s.f.	\$360,000
7500 - 7999 s.f.	\$365,000
8000 - 8999 s.f.	\$371,000
9000 - 9999 s.f.	\$377,000
10000 - 10999 s.f.	\$383,000
11000 - 12999 s.f.	\$389,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Add 15% for average Green Lake view

Add 6% for average Olympic Mt. view

Add 4% for average territorial view

Add 8% for good territorial view

Deduct 5% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area E - Portion of Sub Area 9

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
2200 - 2699 s.f.	\$219,000
2700 - 2999 s.f.	\$242,000
3000 - 3499 s.f.	\$251,000
3500 - 3999 s.f.	\$274,000
4000 - 4499 s.f.	\$300,000
4500 - 4999 s.f.	\$308,000
5000 - 5499 s.f.	\$317,000
5500 - 5999 s.f.	\$322,000
6000 - 6499 s.f.	\$327,000
6500 - 6999 s.f.	\$332,000
7000 - 7499 s.f.	\$337,000
7500 - 7999 s.f.	\$342,000
8000 - 8999 s.f.	\$348,000
9000 - 9999 s.f.	\$354,000
10000 - 10999 s.f.	\$360,000
11000 - 12999 s.f.	\$365,000
13000 - 14999 s.f.	\$371,000
15000 - 16999 s.f.	\$377,000
17000 - 18999 s.f.	\$383,000
19000 - 20999 s.f.	\$389,000
21000 - 22999 s.f.	\$395,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Deduct 6% for moderate Interstate 5 noise

Deduct 10% for heavy Interstate 5 noise

Add 15% for average Green Lake view

Add 21% for good Green Lake view

Add 4% for average territorial view

Deduct 5% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Interstate 5 Adjustment
- Adjacent to Commercial Adjustment) + View Adjustment

Area E - Portion of Sub Area 9

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
800 - 2249 s.f.	\$170,000
2250 - 2449 s.f.	\$219,000
2500 - 3199 s.f.	\$242,000
3200 - 3499 s.f.	\$340,000
3500 - 3999 s.f.	\$357,000
4000 - 4799 s.f.	\$385,000
4800 - 4999 s.f.	\$510,000
5000 - 5499 s.f.	\$515,000
5500 - 5999 s.f.	\$520,000
6000 - 6399 s.f.	\$525,000
6400 - 6999 s.f.	\$578,000
7000 - 7499 s.f.	\$583,000
7500 - 7999 s.f.	\$588,000
8000 - 8799 s.f.	\$594,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 5% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)

Area F - Portion of Sub Area 9

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
2700 - 2999 s.f.	\$266,000
3000 - 3499 s.f.	\$276,000
3500 - 3999 s.f.	\$301,000
4000 - 4499 s.f.	\$330,000
4500 - 4999 s.f.	\$338,000
5000 - 5499 s.f.	\$347,000
5500 - 5999 s.f.	\$352,000
6000 - 6499 s.f.	\$357,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Add 15% for average Green Lake view

Add 21% for good Green Lake view

Deduct 5% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)
+ View Adjustment

Area G - Northern portion of Sub Area 9

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
2200 - 2699 s.f.	\$197,000
2700 - 2999 s.f.	\$218,000
3000 - 3499 s.f.	\$226,000
3500 - 3999 s.f.	\$246,000
4000 - 4499 s.f.	\$270,000
4500 - 4999 s.f.	\$277,000
5000 - 5499 s.f.	\$285,000
5500 - 5999 s.f.	\$289,000
6000 - 6499 s.f.	\$293,000
6500 - 6999 s.f.	\$297,000
7000 - 7499 s.f.	\$301,000
7500 - 7999 s.f.	\$305,000
8000 - 8999 s.f.	\$310,000
9000 - 9999 s.f.	\$315,000
10000 - 10999 s.f.	\$320,000
11000 - 12999 s.f.	\$325,000

Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Deduct 30% for extreme traffic noise

Deduct 6% for moderate Interstate 5 noise

Deduct 10% for heavy Interstate 5 noise

Deduct 15% for extreme Interstate 5 noise

Deduct 5% if adjacent to commercial property

Lot Size Adjustments for L-1 Zoned Land

Lot Size	Value
4800 - 4999 s.f.	\$459,000

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Interstate 5 Adjustment - Adjacent to Commercial Adjustment)

Area H - Northwest portion of Sub Area 5

Lot Size Adjustments for SF 5000 Zoned Land

Lot Size	Value
3000 - 3499 s.f.	\$201,000
3500 - 3999 s.f.	\$219,000
4000 - 4499 s.f.	\$240,000
4500 - 4999 s.f.	\$246,000
5000 - 5499 s.f.	\$253,000
5500 - 5999 s.f.	\$257,000
6000 - 6499 s.f.	\$261,000
6500 - 6999 s.f.	\$265,000
7000 - 7499 s.f.	\$269,000
7500 - 7999 s.f.	\$273,000

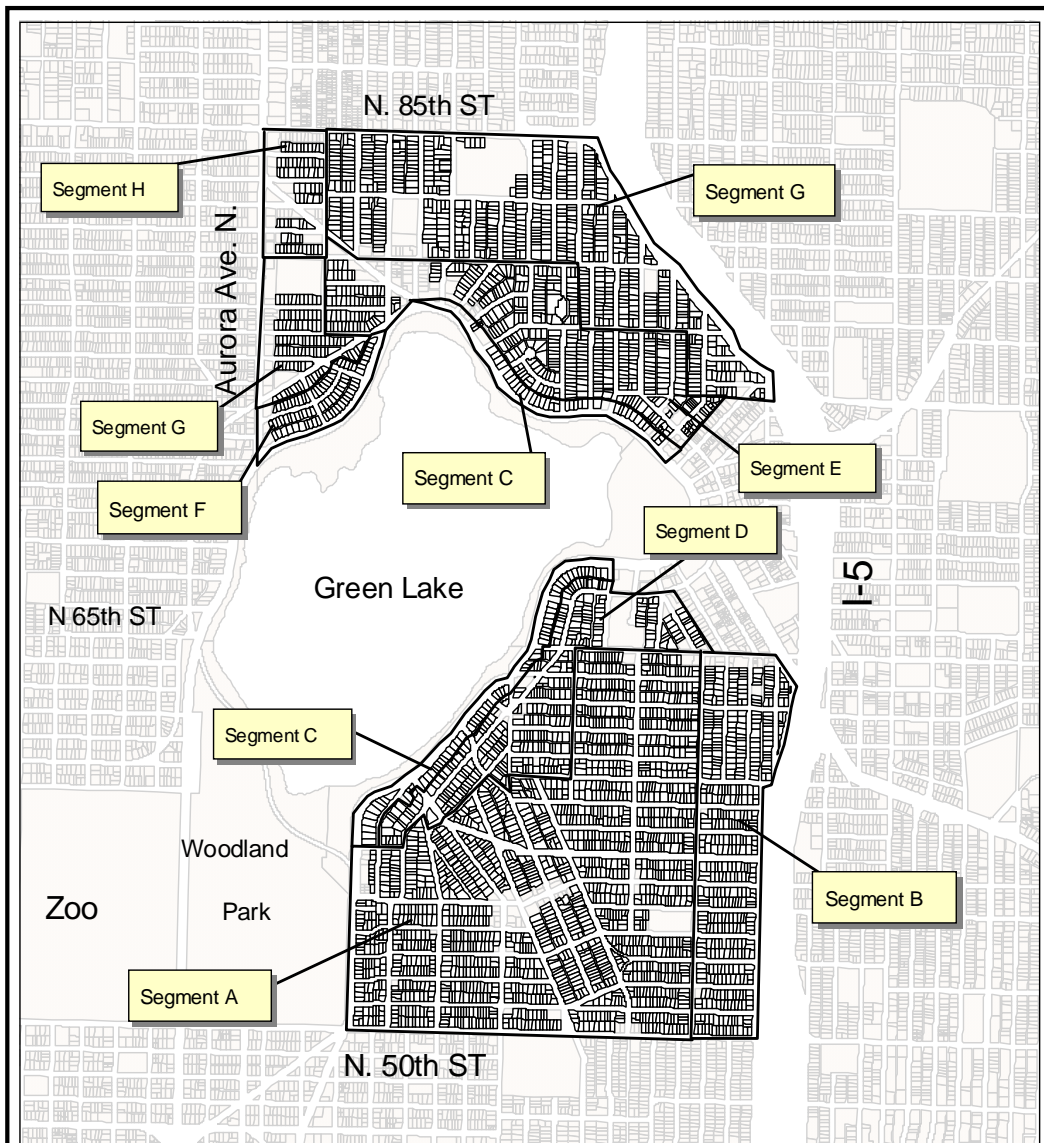
Adjustments after lot size:

Deduct 5% for moderate traffic noise

Deduct 15% for heavy traffic noise

Deduct 5% if adjacent to commercial property

Land Value = (Lot Size Adjusted Value - Traffic Adjustment - Adjacent to Commercial Adjustment)



Area 43 Market Segments

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation as to the accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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Department of Assessments



Vacant Sales Used In This Physical Inspection Analysis
Area 43

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
43-5	125720	1140	4/19/06	420,000	6,120	N	N
43-5	125720	1630	9/1/04	445,000	6,012	N	N
43-5	125720	1720	3/3/04	175,000	3,060	N	N
43-5	125720	1845	2/21/06	400,000	4,590	N	N
43-5	125720	1855	12/5/05	400,000	4,590	N	N
43-5	125720	2930	6/17/05	284,450	5,008	Y	N
43-5	385690	0480	11/8/05	385,000	6,000	N	N
43-5	385690	1425	5/11/05	400,000	4,600	N	N
43-5	385690	1605	10/12/05	731,000	9,590	N	N
43-5	385690	3065	3/20/06	415,000	6,000	N	N
43-5	385690	4265	11/21/05	364,000	6,120	N	N
43-5	385690	5682	2/2/06	350,000	5,065	N	N
43-5	922290	0011	4/19/04	150,000	4,243	N	N
43-5	955020	1820	3/16/05	427,000	5,000	N	N
43-5	955020	2130	11/14/05	325,000	4,374	N	N
43-5	955020	2320	8/10/05	430,000	6,210	N	N
43-5	955120	0875	12/15/05	350,000	2,480	Y	N
43-5	955120	1725	4/22/04	345,000	6,060	N	N
43-5	955120	2460	9/21/04	390,000	5,000	Y	N
43-5	955120	2945	4/20/04	450,000	5,364	N	N
43-9	062504	9247	9/14/05	2,100,000	34,596	N	N
43-9	288320	0083	8/18/05	180,000	2,231	N	N
43-9	288320	0280	1/7/06	750,000	6,120	Y	N
43-9	288320	0410	7/6/06	1,300,000	5,757	N	N
43-9	288320	0780	8/18/04	300,000	4,916	N	N
43-9	288320	1490	11/24/04	350,000	4,000	N	N
43-9	445980	0050	1/25/05	281,000	4,923	N	N
43-9	567600	0170	10/19/05	280,000	4,040	N	N
43-9	613060	0025	12/29/05	930,000	15,484	N	N
43-9	940280	0005	10/3/05	550,000	3,610	N	N
43-9	940280	0035	6/29/04	303,500	3,610	N	N
5-4	016400	0411	1/10/05	295,000	7,160	N	N
5-5	614560	1974	12/7/04	155,000	3,843	N	N
5-8	101500	0045	2/21/05	146,000	5,900	N	N
6-5	303420	0067	8/24/06	230,000	9,260	N	N
6-5	303420	0944	6/20/06	175,000	6,715	N	N
6-7	304770	0105	1/26/06	271,000	4,940	N	N
6-7	322604	9564	11/16/05	495,000	15,000	N	N
7-3	641360	0124	3/25/05	172,500	7,490	N	N
7-6	510140	7286	3/3/05	175,000	5,926	N	N
7-6	802420	1670	5/7/04	165,000	5,008	Y	N
7-7	206110	0510	7/31/06	295,000	3,720	Y	N
7-8	199520	0210	12/19/05	275,000	5,712	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 43***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
7-8	199520	0260	6/24/04	230,000	5,292	N	N
7-8	322604	9192	3/2/04	220,000	6,132	N	N
7-8	510040	0115	5/25/04	465,000	10,752	N	N
7-8	510040	1396	4/21/04	242,000	6,380	N	N
7-8	510040	1585	7/28/05	299,950	6,380	N	N
7-8	510040	2263	1/20/06	605,000	12,057	N	N
7-8	510040	2836	9/17/04	257,000	6,380	N	N
7-8	510140	5393	11/15/04	190,000	5,007	N	N
7-8	510140	6231	9/14/04	230,000	6,380	N	N
7-8	691470	0115	9/16/04	200,000	4,612	N	N
7-8	802420	0938	6/22/04	210,000	5,080	N	N
9-8	051000	4120	4/28/04	312,500	4,275	N	N
9-8	313120	1100	2/9/06	350,000	5,100	N	N
9-8	408330	1005	10/19/05	410,000	4,800	N	N
9-8	420690	1145	2/22/05	312,500	4,000	N	N
9-8	420690	1375	7/15/05	322,500	4,000	N	N
9-9	226450	0940	3/14/06	1,800,000	13,197	N	N
9-9	803270	0005	2/15/05	550,000	5,100	N	N
9-9	803270	0066	5/30/06	550,000	4,400	N	N
9-9	803270	0075	5/24/05	725,000	6,600	N	N
9-9	803270	0100	4/28/05	726,000	6,600	N	N
9-9	803270	0106	8/23/05	515,000	6,050	N	N
9-9	408330	5010	5/18/05	410,000	4,360	Y	N
10-9	102504	9162	4/26/06	455,000	5,461	N	N
10-9	102504	9164	3/7/05	388,970	5,588	N	N
10-9	102504	9167	11/2/05	430,000	5,461	N	N
10-9	102504	9174	7/28/05	440,000	7,535	N	N
10-9	422190	0050	9/13/05	400,000	5,000	N	N
10-9	422190	0305	6/14/05	389,950	6,300	N	N
10-9	536420	0365	6/27/05	636,842	11,025	N	N
10-9	536420	0481	8/8/05	430,000	4,958	N	N
10-9	536420	0550	5/25/06	510,000	5,000	N	N
19-10	330070	0877	5/11/06	230,000	4,000	N	N
19-10	330070	0880	1/13/06	225,000	4,000	N	N
19-10	444380	1018	9/24/04	175,000	3,111	N	N
19-10	751850	7495	3/16/06	135,000	2,040	N	N
19-10	751850	7500	3/16/06	230,000	3,570	N	N
39-6	799720	0040	1/7/05	200,000	5,000	Y	N
39-6	799720	0220	8/20/04	225,000	3,500	Y	N
39-6	057900	3885	6/9/06	295,000	2,500	Y	N
39-6	057900	0360	6/24/04	250,000	2,900	Y	N
39-14	361960	0116	5/16/06	399,000	9,896	Y	N
42-3	798640	0290	12/13/05	275,000	4,500	N	N
42-3	952110	0905	5/18/05	520,000	6,000	N	N
42-3	952310	2300	3/11/04	355,000	5,000	Y	N
42-3	122503	9044	3/3/05	355,000	7,455	Y	N
42-3	928780	1695	11/1/05	345,000	6,136	Y	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 43***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
42-3	953010	1420	5/17/05	359,000	5,437	Y	N
42-8	181480	1465	3/3/04	240,000	3,720	N	N
42-8	270810	0745	6/9/04	340,000	4,000	N	N
42-8	336240	0175	10/18/05	370,000	6,120	N	N
42-8	379700	0255	1/26/06	270,000	4,455	N	N
42-8	379700	0370	1/5/05	232,500	3,000	N	N
42-8	379700	0590	9/27/04	450,000	6,000	N	N
42-8	379700	0715	4/12/05	311,900	4,500	N	N
42-8	643000	0585	7/13/04	235,000	3,060	N	N
42-8	643050	0166	10/29/04	250,000	4,692	N	N
42-8	643050	0172	4/27/04	269,950	4,080	N	N
42-8	336290	0401	1/24/06	335,000	4,120	Y	N
42-8	946820	0025	8/30/04	257,500	4,200	Y	N
42-11	569350	0220	10/22/04	390,000	5,000	N	N
42-11	569350	0901	7/9/04	385,000	5,000	N	N
42-11	569350	1100	9/28/05	565,000	5,000	N	N
42-11	569350	1440	11/18/04	376,000	5,000	N	N
42-11	812970	0255	4/13/04	340,000	5,000	N	N
42-11	812970	0410	6/1/05	600,000	7,032	N	N
42-11	661000	0865	2/2/04	250,000	6,930	Y	N
42-11	812970	0730	5/19/06	1,570,000	10,538	Y	N
44-1	717370	0350	9/13/04	300,000	4,590	N	N
44-2	092504	9059	3/29/05	340,500	5,580	N	N
44-2	186890	2175	10/13/04	260,000	3,750	N	N
44-2	243620	0180	7/2/04	322,000	4,000	N	N
44-2	919120	1080	4/6/04	160,000	2,500	N	N
44-3	633800	0520	9/12/05	376,000	7,680	N	N
44-3	710110	0082	9/27/04	525,000	10,486	N	N
44-3	881340	0070	12/30/04	359,000	4,125	N	N
44-3	881540	0255	9/29/04	325,000	6,250	N	N
44-3	881540	1185	3/21/05	475,000	7,500	N	N
44-4	952810	2890	1/15/04	270,000	4,630	N	N
44-6	192830	0880	5/11/04	237,000	4,080	N	N
44-6	674670	0370	7/29/05	600,000	5,790	N	N
44-6	674670	0610	4/14/04	220,000	3,000	N	N
45-4	109300	0025	5/5/05	530,000	9,064	N	N
45-4	275520	0080	3/10/05	290,000	5,376	N	N
45-4	324750	0065	3/11/05	292,000	5,120	N	N
45-4	717370	0838	4/29/05	275,000	6,180	N	N
45-4	717730	0406	6/28/05	300,000	6,600	N	N
45-4	954720	4735	5/27/05	370,000	3,060	N	N
45-5	151380	0140	6/28/04	191,000	5,700	N	N
45-5	510140	2185	4/25/05	425,000	11,251	N	N
45-5	510140	2445	4/28/04	450,000	15,891	N	N
45-5	510140	2516	11/29/04	395,000	9,519	N	N
45-5	536320	0020	6/2/04	265,000	5,199	N	N
45-5	536320	0043	12/17/04	220,000	4,967	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 43***

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water - front
45-5	565260	0894	2/24/06	300,000	7,056	N	N
45-5	565260	1465	1/27/06	312,000	10,864	N	N
45-5	797720	0965	12/6/05	335,000	4,590	N	N
45-5	042504	9108	4/8/04	315,000	8,498	Y	N
45-6	044400	0225	4/19/04	295,000	8,160	N	N
45-6	342604	9121	9/30/05	240,000	5,687	N	N
45-6	521020	0203	4/20/05	298,000	6,600	N	N
45-6	639200	0200	5/26/05	170,000	3,000	N	N
45-6	639200	3330	7/7/04	270,000	6,000	N	N
45-6	684470	0575	12/21/05	275,000	4,794	N	N
45-6	742070	0075	7/20/05	330,000	6,270	N	N
82-2	276960	2162	2/7/05	145,000	2,500	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 43***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	385690	5678	2/2/06	48,370	Questionable per Appraisal
9	062504	9015	5/4/04	7,051	Government Agency
9	288320	0635	6/13/05	140,000	No Market Exposure

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

All sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2004 to 12/31/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative regression model was developed for valuing the majority of parcels in area 43. Our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we checked all the land characteristic data such as views and traffic in order to determine an accurate land value of each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population shortly after each parcel had been inspected in the field. Based on the sales an overall assessment level of 99.4% was achieved. The prior assessment level was 89.1% . The uniformity of assessment also improved as the COV was reduced from 15.44% to 12.50% .

The regression model included the following variables: land value, year built or year renovated, grade, condition, first floor area, upper floor area, basement area, covered parking area, one and one half stories, large lot size, heavy traffic noise, extreme traffic noise, and neighborhood code. It was applicable to houses with grades 6-10, all ages, and all conditions with the exception of “poor” or “fair”. It was not applicable to homes with grades less than 6 or greater than 10, multiple buildable sites, parcels with more than 1 house, or parcels with obsolescence. There were four neighborhood variables included in the regression model. A map showing the neighborhood locations is included at the end of this section.

Neighborhoods 1 and 22 are located across the street from Green Lake. These two neighborhoods are the most desirable locations in area 43. Most parcels have views of the lake and all the activities going on in the park. There are 100 parcels in **Neighborhoods 1 and 22**.

Neighborhood 2 was created to bridge the gap of values between **Neighborhood 1** and **Neighborhood 3** in sub area 5. Proximity to Green Lake impacts value significantly in area 43. Therefore, **Neighborhood 2** received an upward adjustment in land value compared to **Neighborhood 3**. There are 305 parcels in **Neighborhood 2**.

Neighborhood 3 contains the main portion of sub area 5. Most of the homes were built in the 1920's and are grade 7 in quality. Most parcels do not have a view amenity. The typical lot size is 4,200 square feet and is zoned SF 5000 [one unit per 5,000 square feet]. Most homes have been maintained well over the years or remodeled recently. There are 1,594 parcels in **Neighborhood 3**.

Neighborhoods 4 and 5 are located in the eastern portion of sub area 5. Noise from Interstate 5 is prevalent in both of these neighborhoods. **Neighborhood 4** contains smaller homes and more rental properties compared to **Neighborhood 5**. It also receives a higher level of noise from Interstate 5. There are 271 parcels in **Neighborhood 4** and 177 parcels in **Neighborhood 5**.

Neighborhood 21 is located in the southwestern portion of sub area 9. Most of the homes were built in the 1920's. It is located farther away from the lake compared to **Neighborhoods 1** and **22** due to a large park area with numerous trees. Most parcels do not have views in this area. There are 75 parcels in **Neighborhood 21**.

Neighborhood 23 was designated as a way to bridge the gap of land values between **Neighborhoods 22** and **24**. It is situated approximately 1-2 blocks from Green Lake. There are 431 parcels in **Neighborhood 23**.

Neighborhood 24 is primarily located in the northern portion of sub area 9. It is identified as having the highest percentage of 1940's built homes compared to any other area. The eastern portion is significantly impacted by noise from Interstate 5. The most western section is negatively impacted by being close to businesses on Aurora Avenue North. There are 705 parcels in **Neighborhood 24**.

Neighborhood 26 is located in the northwest part of sub area 9. It is negatively impacted by being close to commercial properties located on Aurora Avenue North. There are 70 parcels in **Neighborhood 26**.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model for Area 43

$$R^2=0.824683$$

Intercept		4.807075000
+ LN(Baseland/1000)	*	0.173663200
+ If Grade is '6' the LN(10)	*	-0.042622030
+ If Grade is '8' the LN(10)	*	0.053988740
+ If Grade is '9' the LN(10)	*	0.094005410
+ If Grade is '10' the LN(10)	*	0.130342300
+ If Condition is 'Average' the LN(10)	*	-0.030673750
+ If Condition is 'Very Good' the LN(10)	*	0.039034190
+ LN(2008-Max(YrBuilt,YrRenovate))	*	-0.069436810
+ If Year Built/Renovated<1937 then LN(10)	*	0.030148150
+ LN(1st Floor/100)	*	0.193855000
+ LN(((2nd Floor+1/2 Floor+3rd Floor)/100)+1)	*	0.092846320
+ LN(((Total Basement+(Finished Basement Grade>5)*(Finished Basement)-BasementGarage)/100)+1)	*	0.050850440
+ If Number of Stories is 1.5 the LN(10)	*	-0.028300530
+ LN(((Attached Garage+Detached Garage+ Basement Garage)/10)+1)	*	0.010980020
+ If Lot Size>5,999 the LN(10)	*	0.018612600
+ If Heavy Traffic the LN(10)	*	-0.028929560
+ If Extreme Traffic the LN(10)	*	-0.055182010
+ If in Neighborhood 1 or 22 the LN(10)	*	0.092375550
+ If in Neighborhood 4 the LN(10)	*	-0.021813800
+ If in Neighborhood 5 the LN(10)	*	-0.068090860
+ If in Neighborhood 23 the LN(10)	*	0.034084710
	=	Total

Then $\text{EXP}(\text{Total}) \times 1000 = \text{EMV}$

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grades less than 6 and greater than 10
- Poor or fair condition
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Neighborhood coding '0'
- Lot size less than 1,000 square feet

Supplemental Valuation Models

If in fair condition then EMV in average condition x .93

If grade 5 house then EMV as a grade 6 x .95

If grade 11 house then EMV as a grade 10 x 1.05

If located in neighborhood 21 then EMV as if in neighborhood 3 x 1.15

If built before 1937 and the number of stories is 2.5 then EMV x 1.04

If built or renovated after 1979, not a townhome, and number of stories is 3 then EMV x .98

Parcels with extreme traffic noise in sub area 9, sub area 5 located on N.E. 50th Street and east of 1st Avenue N.E , and in sub area 5 located on 5th Avenue N.E. from N.E. 50th Street to N.E. 51st Street were adjusted downward by 0.93 in order to achieve a market value level of assessment.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 43

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	2230	7/05	235,000	470	470	5	1909	3	4,000	N	N	312 NE 58TH ST
5	385690	1625	5/04	255,000	540	360	6	1952	3	1,512	N	N	2340 N 58TH ST
5	336490	0156	7/05	269,000	620	0	6	1900	4	2,380	N	N	6305 LATONA AVE NE
5	955120	0130	4/04	300,000	620	0	6	1918	4	2,400	Y	N	5541 ASHWORTH AVE N
5	125720	0880	3/06	345,000	660	0	6	1947	4	3,060	N	N	2349 N 64TH ST
5	955020	2540	11/04	340,000	710	600	6	1918	4	4,160	N	N	313 NE 55TH ST
5	955020	1055	3/05	317,000	730	0	6	1904	4	3,200	N	N	5011 1ST AVE NE
5	385690	4970	1/05	388,000	730	390	6	1921	4	4,284	N	N	326 NE 55TH ST
5	955020	4510	8/04	294,000	750	0	6	1914	3	3,060	N	N	147 NE 52ND ST
5	385690	4980	9/04	300,000	770	300	6	1926	3	4,284	N	N	330 NE 55TH ST
5	955020	2840	4/04	259,000	780	200	6	1921	3	5,100	Y	N	352 NE 53RD ST
5	385690	0070	6/05	370,500	790	260	6	1924	4	3,000	N	N	415 NE 60TH ST
5	955020	2880	3/06	367,000	800	140	6	1919	3	4,080	N	N	337 NE 54TH ST
5	125720	0030	8/04	320,000	840	0	6	1904	3	4,590	N	N	119 NE 65TH ST
5	952310	0205	8/04	340,000	840	0	6	1916	4	3,000	N	N	1413 N 53RD ST
5	955120	0750	10/06	565,000	840	420	6	1926	4	3,000	Y	N	5835 WOODLAWN AVE N
5	952810	4796	9/05	415,000	840	0	6	1944	3	8,160	N	N	214 NE 65TH ST
5	955020	2850	3/05	317,000	880	100	6	1919	3	3,570	Y	N	348 NE 53RD ST
5	125720	0015	7/04	330,000	920	0	6	1914	3	3,060	N	N	207 NE 65TH ST
5	125720	0070	5/04	381,000	920	0	6	1924	4	4,080	N	N	118 NE 64TH ST
5	922240	0595	7/06	365,000	930	140	6	1912	4	6,000	N	N	6053 6TH AVE NE
5	125720	0835	9/06	459,000	940	0	6	1904	4	4,080	N	N	2340 N 64TH ST
5	336490	0066	2/04	368,000	1,190	0	6	1905	4	4,060	N	N	6401 LATONA AVE NE
5	385690	2485	1/06	351,400	1,220	0	6	1925	3	3,000	N	N	5703 5TH AVE NE
5	335950	0675	4/05	345,000	1,300	0	6	2003	3	6,000	N	N	6329 4TH AVE NE
5	385690	4795	7/05	303,000	1,370	0	6	1908	3	3,420	N	N	5519 5TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	125720	2745	3/05	425,000	640	240	7	1906	4	5,400	N	N	6014 MERIDIAN AVE N
5	125720	1330	7/04	362,500	740	440	7	1906	4	3,040	N	N	2338 N 60TH ST
5	922240	0375	2/06	400,000	740	110	7	1923	4	3,500	N	N	6320 6TH AVE NE
5	913610	1201	6/04	389,000	750	520	7	1906	4	2,100	Y	N	5307 MERIDIAN AVE N
5	913610	0096	7/05	420,000	790	0	7	1913	4	5,885	N	N	1819 N 55TH ST
5	955020	3570	4/06	474,000	790	410	7	1921	4	2,003	N	N	5208 1ST AVE NE
5	125720	2630	12/05	482,500	800	100	7	1920	4	3,555	N	N	2208 N 60TH ST
5	952810	4990	5/06	476,000	800	140	7	1942	3	3,900	N	N	6534 1ST AVE NE
5	955020	1340	4/05	449,000	820	600	7	1905	4	3,750	N	N	5212 KIRKWOOD PL N
5	913610	3235	4/04	371,500	820	0	7	1910	4	3,053	N	N	1423 N 51ST ST
5	952810	5021	4/04	370,000	820	0	7	1915	4	3,750	N	N	6812 WOODLAWN AVE NE
5	125720	2805	7/06	451,000	820	0	7	1980	3	4,590	N	N	6108 MERIDIAN AVE N
5	125720	2120	2/04	400,000	830	240	7	1924	4	2,754	N	N	6407 CORLISS AVE N
5	125720	1670	12/04	400,000	830	620	7	1925	4	3,774	N	N	2308 N 62ND ST
5	385690	2996	9/06	409,000	850	0	7	1922	3	2,340	N	N	105 NE 58TH ST
5	385690	2996	2/04	325,000	850	0	7	1922	3	2,340	N	N	105 NE 58TH ST
5	955020	4190	7/05	360,000	850	0	7	1927	4	4,080	N	N	346 NE 51ST ST
5	125720	2975	4/04	436,000	860	0	7	1915	4	5,100	N	N	2117 N 63RD ST
5	385690	1550	3/04	403,000	860	860	7	1921	4	3,000	N	N	2319 N 59TH ST
5	913610	3136	5/05	371,000	860	0	7	1925	3	4,013	N	N	1620 N 50TH ST
5	125720	0785	12/05	422,000	870	0	7	1930	3	3,060	N	N	2335 N 65TH ST
5	125720	1360	11/05	390,000	890	0	7	1953	3	4,560	N	N	2332 N 60TH ST
5	385690	2300	8/06	495,000	900	710	7	1925	4	3,500	N	N	347 NE 59TH ST
5	955020	3335	2/05	419,000	910	260	7	1909	5	3,060	N	N	107 NE 54TH ST
5	913610	2680	6/05	419,000	910	0	7	1928	4	3,210	N	N	1821 N 51ST ST
5	385690	1880	12/04	359,950	920	0	7	1906	5	4,000	N	N	100 NE 58TH ST
5	913610	0341	7/06	545,000	920	920	7	1922	5	4,013	N	N	1621 N 55TH ST
5	335950	0480	7/04	385,000	930	710	7	1941	4	5,000	N	N	6302 4TH AVE NE
5	913610	3026	5/04	368,000	940	0	7	1915	4	3,225	N	N	5000 WOODLAWN AVE N
5	955020	2650	10/05	421,000	940	310	7	1919	4	4,160	N	N	335 NE 55TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	0435	11/06	529,950	940	0	7	1922	4	5,000	N	N	103 NE 60TH ST
5	955120	2700	9/06	480,000	950	200	7	1968	3	4,300	N	N	5506 CANFIELD PL N
5	125720	1700	10/05	467,500	960	100	7	1907	4	4,590	N	N	2327 N 63RD ST
5	913610	0940	10/06	550,000	960	620	7	1914	4	4,815	N	N	1851 N 54TH ST
5	335950	0830	5/05	436,000	960	690	7	1989	3	3,000	N	N	6057 4TH AVE NE
5	913610	3012	4/06	525,000	980	0	7	1917	4	3,188	Y	N	5018 WOODLAWN AVE N
5	913610	3170	5/05	425,000	980	480	7	1918	5	4,815	N	N	1710 N 50TH ST
5	385690	0285	6/05	420,000	990	0	7	1909	3	4,000	N	N	156 NE 59TH ST
5	913610	0235	7/05	459,000	990	0	7	1917	4	4,815	N	N	1834 N 54TH ST
5	385690	2010	8/04	395,000	990	0	7	1922	5	4,000	N	N	145 NE 59TH ST
5	125720	1755	5/05	415,000	1,000	0	7	1904	4	4,080	N	N	2328 N 63RD ST
5	385690	1445	11/06	500,000	1,000	0	7	1909	4	3,000	N	N	2221 N 59TH ST
5	385690	4815	8/04	260,000	1,000	0	7	1984	3	4,080	N	N	353 NE 56TH ST
5	385690	4820	8/04	255,000	1,000	0	7	1984	3	4,080	N	N	347 NE 56TH ST
5	955020	2210	5/04	344,350	1,010	0	7	1904	4	4,160	N	N	2306 N 54TH ST
5	913610	1075	7/05	475,000	1,010	710	7	1911	4	3,150	N	N	5304 WALLINGFORD AVE N
5	385690	0185	11/04	430,000	1,010	860	7	1914	5	3,000	N	N	311 NE 60TH ST
5	955020	0400	9/05	400,000	1,010	0	7	1942	4	3,876	N	N	2144 N 51ST ST
5	955020	1210	11/05	440,000	1,030	0	7	1906	5	4,813	N	N	5102 KEYSTONE PL N
5	955020	1460	8/04	440,000	1,040	160	7	1914	4	4,375	N	N	5227 KENSINGTON PL N
5	385690	2910	7/06	544,000	1,040	1,040	7	1916	4	6,000	N	N	127 NE 58TH ST
5	952310	0330	11/04	392,500	1,040	530	7	1921	3	3,200	N	N	5406 E GREEN LAKE WAY N
5	955120	1430	10/06	587,000	1,040	500	7	1924	4	3,460	N	N	5506 WOODLAWN AVE N
5	385690	4645	6/06	385,000	1,060	0	7	1924	3	4,080	N	N	324 NE 56TH ST
5	955120	1650	7/06	507,500	1,060	370	7	1965	3	5,175	N	N	5547 WALLINGFORD AVE N
5	955020	0475	7/06	557,500	1,070	120	7	1907	4	4,590	N	N	2117 N 52ND ST
5	385690	0595	2/06	499,950	1,070	620	7	1982	4	3,000	N	N	2331 N 60TH ST
5	955120	0920	5/04	613,000	1,080	0	7	1905	4	9,000	Y	N	5746 ASHWORTH AVE N
5	955120	0600	10/04	446,100	1,080	0	7	1926	4	4,409	Y	N	6205 KIRKWOOD PL N
5	955020	0730	12/06	450,000	1,080	120	7	1929	4	3,919	N	N	2118 N 50TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	2700	11/04	371,000	1,090	0	7	1911	5	3,960	N	N	300 NE 57TH ST
5	955020	0570	9/05	385,000	1,090	0	7	1918	4	3,060	N	N	2112 N 51ST ST
5	955020	2920	2/05	373,000	1,090	650	7	1921	4	4,080	Y	N	336 NE 53RD ST
5	955020	4320	12/06	496,000	1,090	0	7	1922	5	3,825	N	N	328 NE 51ST ST
5	955120	1990	6/06	569,000	1,090	150	7	1922	4	5,014	N	N	5848 WOODLAWN AVE N
5	955120	1755	6/06	525,000	1,090	0	7	1958	3	4,355	N	N	5567 WALLINGFORD AVE N
5	955120	1755	6/04	425,000	1,090	0	7	1958	3	4,355	N	N	5567 WALLINGFORD AVE N
5	385690	4715	10/04	374,500	1,100	180	7	1924	3	4,080	N	N	346 NE 56TH ST
5	385690	3392	10/05	495,000	1,100	0	7	1925	4	5,000	N	N	5636 KEYSTONE PL N
5	335950	0080	1/06	424,000	1,110	0	7	1905	4	3,000	N	N	6302 5TH AVE NE
5	913610	2881	6/04	325,000	1,110	0	7	1908	4	3,745	N	N	1924 N 50TH ST
5	385690	2735	10/06	430,000	1,120	0	7	1923	3	3,920	N	N	5711 LATONA AVE NE
5	955120	3390	11/05	480,000	1,130	0	7	1900	5	3,825	N	N	5854 MCKINLEY PL N
5	335950	0220	4/04	327,500	1,130	0	7	1907	4	3,500	N	N	6005 5TH AVE NE
5	385690	0040	5/04	360,000	1,140	0	7	1909	4	3,600	N	N	354 NE 59TH ST
5	385690	0875	7/05	525,000	1,140	360	7	1924	5	5,000	N	N	5910 MERIDIAN AVE N
5	385690	0875	5/04	449,900	1,140	360	7	1924	5	5,000	N	N	5910 MERIDIAN AVE N
5	913610	0086	4/04	422,580	1,160	290	7	1905	4	5,350	N	N	1823 N 55TH ST
5	385690	4620	11/04	379,000	1,160	600	7	1976	4	4,080	N	N	331 NE 57TH ST
5	385690	2935	2/05	475,000	1,170	0	7	1910	4	3,000	N	N	121 NE 58TH ST
5	385690	2935	3/04	425,000	1,170	0	7	1910	4	3,000	N	N	121 NE 58TH ST
5	385690	4495	11/04	455,000	1,180	360	7	1923	4	4,080	Y	N	311 NE 57TH ST
5	125720	0985	6/05	520,000	1,180	0	7	1925	4	4,080	N	N	2355 N 63RD ST
5	335950	0151	10/04	365,000	1,180	0	7	1957	4	5,000	N	N	6032 5TH AVE NE
5	335950	0696	10/04	331,500	1,180	0	7	1984	3	3,000	N	N	6406 LATONA AVE NE
5	955020	4100	1/06	400,000	1,190	990	7	1924	3	4,080	N	N	352 NE 52ND ST
5	913610	2820	1/04	320,000	1,190	1,190	7	1952	3	5,350	N	N	1900 N 50TH ST
5	385690	2370	11/06	419,950	1,200	860	7	1926	4	4,500	N	N	351 NE 59TH ST
5	955020	2640	10/05	380,000	1,210	840	7	1918	4	4,160	N	N	331 NE 55TH ST
5	922290	0010	11/06	499,000	1,220	1,140	7	1918	5	3,935	N	N	603 NE 63RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	922290	0010	4/05	409,950	1,220	1,140	7	1918	5	3,935	N	N	603 NE 63RD ST
5	922240	0520	10/04	310,000	1,220	0	7	1922	4	3,000	N	N	6311 6TH AVE NE
5	385690	3205	8/05	471,000	1,220	1,190	7	1924	4	4,000	N	N	2333 N 58TH ST
5	955020	1000	10/05	513,500	1,230	0	7	1918	5	3,570	N	N	2339 N 51ST ST
5	385690	2270	9/04	405,000	1,230	0	7	1928	5	3,000	N	N	327 NE 59TH ST
5	922240	0760	8/05	364,200	1,240	0	7	1909	4	6,000	N	N	6037 6TH AVE NE
5	955020	4730	10/04	320,500	1,240	0	7	1912	4	3,919	N	N	112 NE 50TH ST
5	955020	0976	2/05	367,000	1,240	900	7	1963	3	5,400	N	N	2310 N 50TH ST
5	125720	0695	3/06	513,000	1,250	0	7	1907	5	2,652	N	N	117 NE 65TH ST
5	385690	0630	12/05	549,950	1,250	0	7	1911	4	4,000	N	N	2332 N 59TH ST
5	336490	0065	7/06	542,000	1,250	390	7	1914	4	3,080	N	N	6409 LATONA AVE NE
5	913610	1191	11/06	650,000	1,250	590	7	1918	5	4,815	N	N	1850 N 53RD ST
5	913610	1191	10/04	578,800	1,250	590	7	1918	5	4,815	N	N	1850 N 53RD ST
5	955020	2910	6/05	377,000	1,250	230	7	1920	4	4,080	Y	N	340 NE 53RD ST
5	955020	1960	3/06	451,000	1,260	0	7	1911	4	5,625	N	N	5431 KIRKWOOD PL N
5	955020	3830	5/04	394,000	1,280	0	7	1916	4	2,970	N	N	5209 LATONA AVE NE
5	125720	1965	1/04	315,000	1,280	0	7	1971	3	3,060	N	N	2323 N 65TH ST
5	125720	0905	8/06	479,000	1,280	0	7	1984	3	3,060	N	N	2335 N 64TH ST
5	952810	0295	6/04	390,000	1,290	0	7	1903	3	4,500	N	N	6627 WOODLAWN AVE N
5	125720	2625	4/06	599,950	1,290	620	7	1913	4	3,555	N	N	2137 N 61ST ST
5	125720	2625	5/04	410,000	1,290	620	7	1913	4	3,555	N	N	2137 N 61ST ST
5	955020	0120	8/04	454,300	1,290	400	7	1926	5	3,060	N	N	2116 N 53RD ST
5	385690	4990	11/06	520,000	1,300	890	7	1926	5	3,060	N	N	334 NE 55TH ST
5	385690	4990	11/04	406,000	1,300	890	7	1926	5	3,060	N	N	334 NE 55TH ST
5	335950	0501	4/04	449,950	1,300	760	7	1940	5	4,500	N	N	6314 4TH AVE NE
5	922240	0420	4/04	315,000	1,310	420	7	1915	3	4,500	N	N	602 NE 63RD ST
5	955020	4010	9/06	415,000	1,310	0	7	1922	3	6,120	Y	N	341 NE 53RD ST
5	955020	4975	7/05	375,000	1,320	0	7	1913	4	2,926	N	N	222 NE 50TH ST
5	955120	2875	10/04	527,500	1,320	520	7	1935	4	4,372	N	N	5641 KEYSTONE PL N
5	385690	1455	10/04	427,000	1,330	0	7	1908	5	3,000	N	N	2215 N 59TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	336490	0440	4/06	490,000	1,330	0	7	1909	3	4,500	N	N	138 NE 60TH ST
5	913610	0886	5/05	445,000	1,330	0	7	1911	4	1,978	N	N	5307 WALLINGFORD AVE N
5	336490	0155	7/05	450,000	1,340	0	7	1909	3	2,856	N	N	6309 LATONA AVE NE
5	125720	0185	3/04	405,000	1,350	0	7	1903	5	3,876	N	N	134 NE 62ND ST
5	955020	4910	11/04	323,500	1,360	0	7	1909	4	5,200	N	N	206 NE 50TH ST
5	955120	0735	12/04	460,000	1,370	950	7	1900	4	4,800	Y	N	5831 WOODLAWN AVE N
5	385690	2095	5/05	430,000	1,380	0	7	1984	4	3,000	N	N	152 NE 58TH ST
5	952810	4840	10/05	665,000	1,390	0	7	1901	4	5,000	N	N	6523 LATONA AVE NE
5	913610	0745	4/04	475,000	1,390	0	7	1910	4	2,520	N	N	1607 N 54TH ST
5	385690	5645	7/04	415,000	1,400	0	7	1909	4	3,750	N	N	5507 KENSINGTON PL N
5	955020	2510	8/06	450,000	1,400	0	7	1915	4	4,000	Y	N	5414 LATONA AVE NE
5	955020	4250	8/04	305,000	1,400	0	7	1916	3	3,570	N	N	338 NE 51ST ST
5	955020	3960	6/06	489,800	1,410	0	7	1924	4	4,080	Y	N	324 NE 52ND ST
5	125720	0585	9/04	460,000	1,430	0	7	1902	4	6,120	N	N	102 NE 63RD ST
5	955020	2810	9/04	365,000	1,430	510	7	1924	3	4,465	N	N	5311 5TH AVE NE
5	955020	1430	11/06	591,000	1,450	0	7	1916	5	3,750	N	N	5224 KIRKWOOD PL N
5	922240	0750	3/05	409,000	1,450	0	7	1922	4	4,500	N	N	6043 6TH AVE NE
5	125720	0450	3/04	444,000	1,460	0	7	1903	4	6,120	N	N	100 NE 61ST ST
5	385690	3515	3/06	650,000	1,460	0	7	1912	5	6,250	N	N	5618 KEYSTONE PL N
5	385690	4925	12/04	409,950	1,460	0	7	1926	4	3,060	N	N	340 NE 55TH ST
5	385690	4560	11/06	530,000	1,460	600	7	1996	3	4,080	N	N	321 NE 57TH ST
5	385690	2110	3/04	389,000	1,470	0	7	1926	4	3,000	N	N	5807 LATONA AVE NE
5	385690	4950	4/05	350,000	1,480	0	7	1940	3	4,080	N	N	325 NE 56TH ST
5	335950	0975	8/05	464,500	1,510	0	7	1905	4	6,000	N	N	6014 LATONA AVE NE
5	385690	4600	2/06	460,000	1,510	0	7	1924	3	4,080	N	N	318 NE 56TH ST
5	385690	2400	9/04	385,000	1,510	0	7	1925	3	3,000	N	N	5805 5TH AVE NE
5	335950	0135	2/06	495,000	1,510	590	7	1925	4	4,000	N	N	6040 5TH AVE NE
5	385690	0375	5/05	475,000	1,520	680	7	1921	4	4,000	N	N	132 NE 59TH ST
5	955120	2160	9/06	565,000	1,530	0	7	1919	4	4,800	N	N	6232 WOODLAWN AVE N
5	913610	1620	6/04	439,000	1,540	0	7	1906	4	5,350	N	N	1613 N 53RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	1410	8/06	508,000	1,540	0	7	1916	3	3,750	N	N	5218 KIRKWOOD PL N
5	955120	2690	6/04	450,000	1,540	0	7	1968	5	4,700	N	N	5512 CANFIELD PL N
5	385690	2475	6/06	536,000	1,550	750	7	1917	4	5,700	N	N	348 NE 57TH ST
5	955020	4460	3/05	475,000	1,550	950	7	1919	5	4,400	N	N	5107 LATONA AVE NE
5	385690	1525	9/05	500,000	1,560	0	7	1923	3	4,080	N	N	2320 N 58TH ST
5	955120	1850	9/06	635,000	1,560	0	7	2001	3	3,680	N	N	5815 MCKINLEY PL N
5	955020	3790	12/05	530,000	1,580	0	7	1920	4	3,638	N	N	5217 LATONA AVE NE
5	955020	4550	4/06	538,000	1,580	260	7	1922	4	3,825	N	N	123 NE 52ND ST
5	952310	0045	5/06	572,250	1,590	0	7	1923	5	5,000	N	N	1411 N 51ST ST
5	385690	5355	6/04	465,000	1,600	0	7	1906	4	6,120	N	N	109 NE 56TH ST
5	955020	3770	10/04	489,850	1,600	140	7	1911	4	3,825	N	N	138 NE 52ND ST
5	955020	2990	9/05	385,000	1,600	0	7	1914	3	4,080	N	N	320 NE 53RD ST
5	955020	4930	3/06	470,000	1,610	0	7	1912	4	4,400	N	N	5011 LATONA AVE NE
5	955020	4240	6/04	405,000	1,610	940	7	1918	3	4,080	N	N	342 NE 51ST ST
5	385690	5020	7/06	439,250	1,610	0	7	1929	3	4,080	N	N	313 NE 56TH ST
5	955020	5090	4/06	489,000	1,620	550	7	1912	3	4,680	N	N	329 NE 51ST ST
5	955020	5090	5/05	414,950	1,620	550	7	1912	3	4,680	N	N	329 NE 51ST ST
5	336490	0195	5/04	390,000	1,620	0	7	1926	4	3,060	N	N	138 NE 63RD ST
5	955120	1050	7/05	526,000	1,620	1,220	7	1926	4	4,570	N	N	5711 WOODLAWN AVE N
5	913610	0705	4/04	535,000	1,620	0	7	2000	3	6,420	N	N	1629 N 54TH ST
5	913610	1850	3/06	585,000	1,630	470	7	1909	5	4,908	N	N	1429 N 53RD ST
5	913610	1850	9/04	523,000	1,630	470	7	1909	5	4,908	N	N	1429 N 53RD ST
5	955020	3550	7/04	590,000	1,630	300	7	1924	4	5,818	N	N	5216 1ST AVE NE
5	125720	2320	11/05	620,000	1,640	550	7	1902	5	3,060	N	N	2130 N 63RD ST
5	125720	0165	6/04	445,000	1,640	0	7	1906	4	4,590	N	N	125 NE 63RD ST
5	955020	4960	2/04	333,500	1,640	1,080	7	1911	4	5,200	N	N	256 NE 50TH ST
5	913610	1506	4/04	479,000	1,650	1,100	7	1912	5	5,350	N	N	1848 N 52ND ST
5	952310	0075	11/06	465,000	1,660	400	7	1924	4	5,350	N	N	1412 N 50TH ST
5	955020	2580	10/04	397,500	1,670	400	7	1918	4	4,160	N	N	323 NE 55TH ST
5	955020	3200	7/06	531,000	1,670	180	7	1919	4	3,774	N	N	143 NE 54TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	5165	10/06	483,000	1,670	980	7	1924	3	3,120	N	N	343 NE 51ST ST
5	952310	0305	8/04	390,000	1,680	450	7	1918	3	5,000	N	N	1416 N 53RD ST
5	913610	1276	5/06	586,000	1,680	0	7	1924	4	4,280	N	N	1831 N 53RD ST
5	385690	2560	5/05	555,500	1,690	1,140	7	1918	5	4,000	N	N	333 NE 58TH ST
5	955020	4600	5/04	518,000	1,690	570	7	1925	4	3,825	N	N	124 NE 51ST ST
5	385690	2470	10/04	425,000	1,700	400	7	1915	4	6,300	N	N	346 NE 57TH ST
5	125720	1050	2/06	600,000	1,700	770	7	1950	4	6,120	N	N	6205 1ST AVE NE
5	385690	0540	5/06	649,950	1,720	0	7	1911	4	4,000	N	N	2343 N 60TH ST
5	955120	0625	10/06	750,000	1,720	0	7	1916	2	6,000	Y	N	5844 E GREEN LAKE WAY N
5	952810	4595	1/04	575,000	1,730	0	7	1908	5	4,500	N	N	6516 LATONA AVE NE
5	913610	2836	11/05	515,950	1,730	0	7	1914	4	4,013	N	N	1906 N 50TH ST
5	955020	5140	6/05	400,000	1,740	430	7	1924	3	5,200	N	N	333 NE 51ST ST
5	955020	3240	2/06	550,000	1,750	260	7	1923	4	4,590	N	N	134 NE 53RD ST
5	385690	1435	7/04	470,000	1,760	0	7	1906	4	4,500	N	N	2300 N 58TH ST
5	385690	2870	5/04	427,500	1,760	0	7	1995	3	3,000	N	N	137 NE 58TH ST
5	335950	0970	5/06	541,500	1,780	0	7	1921	5	3,000	N	N	6011 4TH AVE NE
5	913610	1530	8/06	649,950	1,780	0	7	1921	4	3,210	N	N	5203 MERIDIAN AVE N
5	955020	4590	6/06	600,000	1,820	0	7	1926	4	3,825	N	N	128 NE 51ST ST
5	385690	4630	2/05	465,000	1,840	0	7	1908	4	6,120	N	N	327 NE 57TH ST
5	335950	0110	6/04	499,000	1,860	690	7	1902	5	6,000	N	N	6054 5TH AVE NE
5	125720	0860	6/06	575,000	1,860	0	7	1964	3	5,100	N	N	6317 1ST AVE NE
5	955020	1230	12/06	675,000	1,870	0	7	1918	4	4,875	N	N	5108 KEYSTONE PL N
5	955020	4450	6/04	454,500	1,890	0	7	1919	5	4,400	N	N	5115 LATONA AVE NE
5	955020	0800	7/06	501,000	1,940	400	7	1914	4	4,703	N	N	2134 N 50TH ST
5	955020	0800	3/04	389,950	1,940	400	7	1914	4	4,703	N	N	2134 N 50TH ST
5	385690	1990	4/05	679,500	1,960	120	7	1909	5	3,750	N	N	128 NE 58TH ST
5	955120	0730	6/06	690,000	1,980	0	7	1906	3	3,500	Y	N	5822 E GREEN LAKE WAY N
5	385690	2930	6/04	440,000	2,000	0	7	1909	3	6,000	N	N	130 NE 57TH ST
5	955020	3600	6/05	511,910	2,010	400	7	1921	3	4,590	N	N	109 NE 53RD ST
5	922240	0605	3/05	456,000	2,070	910	7	1921	3	4,500	N	N	6047 6TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	335950	0096	11/05	495,000	2,130	0	7	1908	3	4,000	N	N	6062 5TH AVE NE
5	385690	4520	6/05	605,000	2,130	960	7	1912	5	6,000	N	N	5608 LATONA AVE NE
5	955120	2570	8/05	515,000	2,180	0	7	1968	3	4,500	N	N	5536 CANFIELD PL N
5	955020	2010	3/04	535,000	2,480	500	7	1916	4	5,000	N	N	5428 KIRKWOOD PL N
5	955020	2345	5/06	569,000	940	890	8	1914	5	3,120	N	N	113 NE 55TH ST
5	955120	0700	12/04	666,250	940	940	8	2004	3	3,500	Y	N	5834 E GREEN LAKE WAY N
5	125720	2305	7/06	599,000	1,000	220	8	1906	5	3,060	Y	N	2138 N 63RD ST
5	385690	4385	6/06	475,000	1,000	200	8	1911	4	3,200	N	N	5611 LATONA AVE NE
5	335950	0435	9/06	540,000	1,090	0	8	1902	5	6,000	N	N	6062 4TH AVE NE
5	955020	1220	10/04	585,000	1,140	970	8	1922	5	4,813	N	N	5104 KEYSTONE PL N
5	385690	0750	3/06	600,000	1,160	0	8	1925	5	3,000	N	N	5903 CORLISS AVE N
5	955020	1330	3/04	455,950	1,190	350	8	1951	4	5,625	N	N	5208 KIRKWOOD PL N
5	385690	3330	5/06	521,500	1,210	0	8	1998	3	2,543	N	N	5623 KEYSTONE PL N
5	385690	2040	6/05	580,000	1,210	650	8	2005	3	3,800	N	N	140 NE 58TH ST
5	385690	4055	1/06	550,000	1,250	1,050	8	1922	4	6,120	N	N	2324 N 56TH ST
5	955120	2925	10/06	732,000	1,260	970	8	1924	5	3,539	N	N	5651 KEYSTONE PL N
5	955020	1380	4/06	600,000	1,310	720	8	1924	5	3,600	N	N	2368 N 52ND ST
5	955020	4220	5/05	515,000	1,330	0	8	1929	5	3,570	N	N	341 NE 52ND ST
5	125720	2520	6/04	470,000	1,340	0	8	1904	4	6,120	N	N	2136 N 61ST ST
5	125720	2530	10/06	690,000	1,410	0	8	1901	5	3,060	N	N	2130 N 61ST ST
5	125720	2500	11/04	545,000	1,480	0	8	1992	3	6,120	Y	N	2148 N 61ST ST
5	385690	4295	3/04	550,000	1,490	0	8	1901	5	6,120	N	N	129 NE 57TH ST
5	955020	1420	8/04	440,000	1,500	0	8	1916	4	3,750	N	N	5222 KIRKWOOD PL N
5	385690	1645	4/06	700,000	1,510	600	8	1924	5	3,800	N	N	2348 N 58TH ST
5	385690	1645	7/04	632,500	1,510	600	8	1924	5	3,800	N	N	2348 N 58TH ST
5	955120	0640	3/04	520,000	1,570	0	8	1916	5	4,800	N	N	5843 WOODLAWN AVE N
5	955120	0060	5/06	665,000	1,570	680	8	1926	5	2,730	Y	N	5515 ASHWORTH AVE N
5	385690	3295	11/05	769,000	1,580	0	8	1998	3	6,000	N	N	2312 N 57TH ST
5	955020	4650	3/04	570,000	1,580	840	8	2004	3	3,060	N	N	109 NE 52ND ST
5	955020	0235	3/06	508,000	1,600	450	8	1984	3	3,060	N	N	2110 N 52ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	913610	0121	4/05	570,000	1,610	0	8	1924	4	3,745	Y	N	5416 WALLINGFORD AVE N
5	385690	1870	11/04	750,000	1,610	860	8	1931	5	6,000	N	N	103 NE 59TH ST
5	385690	1400	3/04	455,000	1,630	0	8	1952	5	8,775	N	N	2119 N 59TH ST
5	922290	0011	2/05	490,000	1,640	490	8	2004	3	4,243	N	N	607 NE 63RD ST
5	125720	1680	4/04	500,000	1,670	0	8	1903	5	5,406	N	N	2302 N 62ND ST
5	955120	2635	11/06	650,000	1,680	0	8	1927	5	4,000	N	N	5520 CANFIELD PL N
5	955020	4160	12/05	492,500	1,680	600	8	1929	4	3,640	N	N	5107 5TH AVE NE
5	955020	1200	3/06	735,000	1,700	0	8	1910	5	4,309	N	N	2326 N 51ST ST
5	385690	2785	5/06	729,950	1,700	400	8	2005	3	4,800	N	N	147 NE 58TH ST
5	125720	0610	7/04	543,000	1,710	0	8	1984	4	3,060	N	N	107 NE 64TH ST
5	125720	3180	5/06	840,000	1,730	660	8	1991	3	2,508	Y	N	6406 E GREEN LAKE WAY N
5	955120	2130	11/04	789,000	1,750	1,000	8	1994	3	6,000	N	N	6019 MCKINLEY PL N
5	955120	1310	8/06	660,000	1,770	100	8	1916	4	4,000	N	N	5512 ASHWORTH AVE N
5	955120	1795	2/06	718,000	1,780	560	8	1985	3	3,000	Y	N	5808 WOODLAWN AVE N
5	913610	0515	1/06	555,000	1,840	430	8	1982	3	6,420	N	N	1511 N 55TH ST
5	385690	4250	2/04	545,000	1,840	0	8	1998	3	3,060	N	N	123 NE 57TH ST
5	125720	2215	6/05	603,000	1,850	0	8	1906	5	4,080	N	N	2153 N 64TH ST
5	955120	0515	6/05	872,000	1,850	400	8	1916	5	5,586	Y	N	6205 WOODLAWN AVE N
5	385690	3750	7/05	774,922	1,860	400	8	1927	5	6,075	N	N	5622 KIRKWOOD PL N
5	955120	2845	11/05	625,000	1,870	800	8	1926	4	4,500	N	N	5534 KENWOOD PL N
5	955020	2565	10/06	675,000	1,870	320	8	1993	3	3,793	Y	N	5402 LATONA AVE NE
5	952310	0035	10/04	542,500	1,870	0	8	2004	3	5,000	N	N	5018 E GREEN LAKE WAY N
5	955020	1665	6/06	700,000	1,880	0	8	1993	3	3,750	N	N	5240 KIRKWOOD PL N
5	335950	0301	9/04	495,000	1,890	0	8	1930	4	4,000	N	N	6029 5TH AVE NE
5	125720	0255	6/05	610,000	1,900	500	8	1988	3	3,060	N	N	119 NE 62ND ST
5	125720	1730	7/06	698,500	1,900	510	8	1990	3	3,060	N	N	2307 N 63RD ST
5	952310	0130	2/04	539,400	1,920	0	8	1907	5	6,000	N	N	1419 N 52ND ST
5	385690	0405	12/05	772,500	1,940	0	8	2005	3	6,000	N	N	116 NE 59TH ST
5	336490	0385	3/06	799,000	1,950	0	8	1912	5	4,630	N	N	6013 LATONA AVE NE
5	955120	0585	9/05	705,000	1,960	0	8	1924	4	5,533	N	N	5859 WOODLAWN AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	0080	1/06	640,000	1,980	400	8	1920	4	3,469	N	N	5319 KEYSTONE PL N
5	913610	0255	3/04	499,500	1,990	590	8	2003	3	3,210	N	N	1846 N 54TH ST
5	913610	0250	2/04	499,000	1,990	590	8	2003	3	3,210	N	N	1842 N 54TH ST
5	955120	1065	6/06	792,500	2,000	670	8	1986	4	3,600	Y	N	1508 N 57TH ST
5	913610	0070	5/05	810,000	2,020	970	8	1919	5	4,280	N	N	1829 N 55TH ST
5	125720	1955	6/05	470,250	2,030	0	8	1987	3	3,060	N	N	2327 N 65TH ST
5	125720	1960	5/04	430,000	2,030	0	8	1987	3	3,060	N	N	2325 N 65TH ST
5	913610	2011	5/05	765,000	2,060	500	8	1908	5	4,040	N	N	1625 N 52ND ST
5	952810	4575	10/06	677,500	2,080	0	8	2001	3	3,000	N	N	6530 LATONA AVE NE
5	952810	4910	12/04	600,000	2,110	0	8	2001	3	3,000	N	N	6530 1ST AVE NE
5	952810	0345	10/04	750,000	2,160	0	8	1923	5	4,400	N	N	6643 WOODLAWN AVE N
5	385690	0025	4/06	610,000	2,170	0	8	1997	3	6,000	N	N	348 NE 59TH ST
5	955120	2435	10/04	650,000	2,190	0	8	1997	3	3,000	N	N	5566 CANFIELD PL N
5	955120	1275	3/05	665,000	2,220	600	8	1900	5	4,200	N	N	5525 WOODLAWN AVE N
5	955020	3880	6/04	535,000	2,360	280	8	1930	3	4,794	Y	N	312 NE 52ND ST
5	385690	1330	3/04	624,950	2,380	0	8	1993	3	4,535	N	N	2220 N 57TH ST
5	385690	0720	6/06	880,000	2,400	0	8	1908	5	6,000	N	N	2225 N 60TH ST
5	385690	0215	7/04	617,500	2,710	610	8	1901	5	6,000	N	N	5900 LATONA AVE NE
5	922240	0792	8/04	425,000	2,890	0	8	1996	3	3,000	N	N	6021 6TH AVE NE
5	913610	2490	5/04	556,000	1,000	1,040	9	2004	3	3,745	N	N	1830 N 51ST ST
5	125720	1600	12/05	785,000	1,300	860	9	2001	3	3,060	N	N	2319 N 62ND ST
5	955120	2855	9/05	599,950	1,360	660	9	1965	5	3,900	N	N	5635 KEYSTONE PL N
5	955020	3620	2/06	579,950	1,390	0	9	2004	3	3,060	N	N	120 NE 52ND ST
5	955020	3620	11/04	539,000	1,390	0	9	2004	3	3,060	N	N	120 NE 52ND ST
5	952810	0160	4/04	824,000	1,670	0	9	1904	5	6,120	Y	N	6614 E GREEN LAKE WAY N
5	955120	0760	5/04	640,000	1,680	840	9	2004	3	3,000	Y	N	5839 WOODLAWN AVE N
5	385690	3965	11/05	760,000	1,690	500	9	1988	3	3,060	N	N	2317 N 57TH ST
5	125720	2115	7/06	794,000	1,700	610	9	1924	5	2,754	N	N	6403 CORLISS AVE N
5	125720	2550	6/04	685,000	1,760	0	9	1924	5	4,032	N	N	6005 CORLISS AVE N
5	955020	1700	12/04	583,000	1,820	240	9	1925	4	3,844	N	N	2265 N 54TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	385690	1160	4/04	765,000	1,840	0	9	1920	5	6,250	N	N	5746 KIRKWOOD PL N
5	125720	1720	6/05	815,000	1,840	980	9	2004	3	3,060	N	N	2315 N 63RD ST
5	336490	0340	6/06	895,000	1,850	0	9	1906	5	7,045	N	N	6103 LATONA AVE NE
5	952810	0315	12/05	865,000	1,860	280	9	2003	3	6,225	Y	N	6664 E GREEN LAKE WAY N
5	952810	0315	3/04	799,950	1,860	280	9	2003	3	6,225	Y	N	6664 E GREEN LAKE WAY N
5	955120	1660	3/06	972,000	1,960	790	9	2005	3	4,800	N	N	5728 WOODLAWN AVE N
5	955120	1670	3/04	757,500	1,990	1,070	9	1999	3	5,300	N	N	5716 WOODLAWN AVE N
5	955120	2945	8/05	755,000	2,000	730	9	2004	3	3,260	N	N	5663 KEYSTONE PL N
5	125720	2430	3/04	655,000	2,060	590	9	2001	3	3,060	Y	N	2129 N 62ND ST
5	125720	1635	6/05	737,000	2,060	560	9	2004	3	3,060	N	N	2326 N 62ND ST
5	125720	1630	3/06	855,000	2,060	560	9	2005	3	3,060	N	N	2328 N 62ND ST
5	955020	0240	5/05	740,000	2,110	0	9	1907	5	3,060	N	N	2106 N 52ND ST
5	955120	1890	7/04	682,000	2,140	0	9	2004	3	3,000	Y	N	5814 WOODLAWN AVE N
5	385690	0225	8/05	844,500	2,160	920	9	1912	5	6,000	N	N	308 NE 59TH ST
5	385690	0855	4/05	849,000	2,270	0	9	2001	3	5,500	N	N	2124 N 59TH ST
5	955120	3065	7/04	749,000	2,380	0	9	2004	3	5,404	N	N	1826 N 57TH ST
5	955120	0945	11/05	950,000	2,410	0	9	1998	3	4,500	Y	N	5733 WOODLAWN AVE N
5	125720	3170	8/04	825,000	2,420	690	9	1997	3	3,000	Y	N	2112 N 64TH ST
5	955120	0140	7/04	721,600	2,440	1,220	9	2003	3	3,600	Y	N	5537 ASHWORTH AVE N
5	125720	0470	10/04	825,000	2,500	880	9	2005	3	4,590	N	N	109 NE 62ND ST
5	955120	1585	4/06	1,019,370	2,510	120	9	1900	5	9,420	N	N	5529 WALLINGFORD AVE N
5	125720	0315	1/05	749,950	2,690	0	9	2004	3	4,275	N	N	124 NE 60TH ST
5	955120	2982	1/06	749,950	2,740	0	9	2005	3	3,004	N	N	1837 N 57TH ST
5	952810	5306	3/04	760,000	2,750	660	9	2003	3	4,500	N	N	6541 CHAPIN PL N
5	125720	0480	8/05	1,050,000	3,040	980	9	2003	3	7,650	N	N	101 NE 62ND ST
5	955120	3495	4/04	780,000	3,290	0	9	1988	3	7,500	Y	N	6002 MCKINLEY PL N
5	955020	1272	7/04	800,000	2,060	0	10	2004	3	3,680	N	N	2318 N 52ND ST
5	955020	1640	10/05	997,089	2,110	730	10	2005	3	5,188	N	N	5230 KIRKWOOD PL N
5	955020	1820	3/06	1,115,000	2,370	1,060	10	2005	3	5,000	N	N	5407 KENSINGTON PL N
5	955120	0255	10/04	970,000	2,430	0	10	2001	3	10,035	Y	N	5712 E GREEN LAKE WAY N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	955020	1570	6/04	890,000	2,470	1,050	10	1998	3	7,500	N	N	5210 KEYSTONE PL N
5	385690	0507	9/06	1,295,000	2,560	900	10	2004	3	3,997	N	N	2354 N 59TH ST
5	125720	2389	12/04	967,000	2,910	1,130	10	2002	3	4,590	Y	N	2144 N 62ND ST
5	955020	2320	12/06	950,000	2,940	0	10	2006	3	6,210	N	N	101 NE 55TH ST
5	385690	1425	11/06	1,198,000	2,640	300	11	2005	3	4,600	N	N	2203 N 59TH ST
5	955120	0240	3/04	1,570,000	3,760	1,630	11	1995	3	10,840	Y	N	5722 E GREEN LAKE WAY N
9	199420	0320	8/05	290,000	500	0	6	1933	3	3,300	N	N	8014 BURKE AVE N
9	681360	0530	6/04	334,000	750	750	6	1943	3	4,200	N	N	2315 N 82ND ST
9	750000	0170	6/05	424,600	860	0	6	1924	3	3,570	N	N	317 NE LONGWOOD PL
9	288320	1415	6/04	415,000	870	400	6	1906	4	4,000	N	N	7533 SUNNYSIDE AVE N
9	940280	0036	11/04	356,500	900	0	6	1937	2	3,705	N	N	1335 N 79TH ST
9	567600	0165	9/05	290,380	920	0	6	1914	4	4,040	N	N	1145 N 84TH ST
9	920300	0135	7/05	400,000	920	920	6	1926	3	5,280	N	N	7728 MERIDIAN AVE N
9	567600	0200	2/04	275,000	950	0	6	1915	3	4,040	N	N	1117 N 84TH ST
9	681360	0627	4/05	305,000	970	0	6	1953	4	4,494	N	N	2320 N 80TH ST
9	567600	0115	8/05	348,000	1,000	0	6	1908	4	3,800	N	N	1130 N 84TH ST
9	393190	0565	11/06	463,000	1,150	0	6	1905	5	3,900	N	N	7552 2ND AVE NE
9	288620	0330	12/05	405,000	1,150	0	6	1925	3	4,200	N	N	7931 WALLINGFORD AVE N
9	681510	0025	6/04	469,000	1,190	470	6	1925	3	4,000	N	N	7741 1ST AVE NE
9	091700	0300	11/05	395,000	1,210	0	6	1900	4	3,760	N	N	1112 N 80TH ST
9	199420	0265	3/06	511,000	1,490	0	6	1907	4	4,950	N	N	8044 BURKE AVE N
9	091700	0030	10/06	365,000	650	0	7	1947	3	3,760	N	N	1138 N 82ND ST
9	091700	0030	7/04	300,000	650	0	7	1947	3	3,760	N	N	1138 N 82ND ST
9	091700	0240	8/04	315,000	730	0	7	1909	3	3,800	N	N	1133 N 81ST ST
9	779790	0030	6/06	442,500	730	160	7	1924	4	5,000	N	N	8324 STONE AVE N
9	199420	0330	5/06	457,000	740	0	7	1916	4	4,070	N	N	8010 BURKE AVE N
9	393190	0005	9/06	590,000	780	790	7	1928	5	3,600	N	N	115 NE 77TH ST
9	567600	0190	11/04	360,500	780	0	7	1937	3	4,040	N	N	1125 N 84TH ST
9	681360	0625	11/04	401,000	790	790	7	1940	4	4,387	N	N	2316 N 80TH ST
9	062504	9298	4/04	324,200	820	0	7	1941	3	5,000	N	N	8244 DENSMORE AVE N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	779790	0150	8/04	309,500	820	0	7	1948	3	4,500	N	N	8257 INTERLAKE AVE N
9	947320	0065	8/04	350,000	830	0	7	1941	3	5,535	N	N	8020 INTERLAKE AVE N
9	940280	0020	5/05	463,000	840	520	7	1926	3	3,610	N	N	1340 N 78TH ST
9	803170	0246	7/05	332,000	860	0	7	1908	4	2,550	N	N	7503 5TH AVE NE
9	920300	0085	4/04	305,000	860	300	7	1908	3	4,224	N	N	7822 MERIDIAN AVE N
9	567600	0130	11/05	398,500	860	0	7	1948	3	3,800	N	N	1142 N 84TH ST
9	681360	0440	4/04	321,000	860	0	7	1948	3	5,535	N	N	8246 CORLISS AVE N
9	414680	0050	10/06	565,000	870	710	7	1940	4	5,289	N	N	8110 STONE AVE N
9	091700	0245	7/06	449,500	880	0	7	1930	3	3,800	N	N	1129 N 81ST ST
9	940280	0055	7/06	540,000	890	740	7	1926	4	3,610	N	N	1355 N 79TH ST
9	681360	0450	1/04	250,000	900	350	7	1948	3	4,110	N	N	8250 CORLISS AVE N
9	240210	0135	8/05	435,000	900	900	7	1952	3	3,200	N	N	8218 BAGLEY AVE N
9	199420	0145	6/04	330,000	910	290	7	1925	3	3,276	N	N	8003 STROUD AVE N
9	414680	0145	3/04	430,000	920	920	7	1940	3	6,642	N	N	1321 N 82ND ST
9	062504	9308	7/04	400,000	920	900	7	1941	4	5,000	N	N	8246 DENSMORE AVE N
9	062504	9263	4/04	330,000	930	930	7	1940	3	5,450	N	N	1317 N 78TH ST
9	062504	9319	12/04	380,000	930	200	7	1942	3	5,616	N	N	8212 DENSMORE AVE N
9	681410	0305	11/06	435,000	940	0	7	1908	3	5,400	N	N	118 NE 77TH ST
9	240210	0115	6/04	330,000	940	0	7	1910	4	3,500	N	N	8206 BAGLEY AVE N
9	288320	1410	4/04	530,000	950	100	7	1926	4	4,000	N	N	7537 SUNNYSIDE AVE N
9	551160	0275	11/06	490,000	950	0	7	1927	3	3,920	N	N	1136 N 76TH ST
9	681360	0345	12/05	389,000	960	0	7	1939	3	5,580	N	N	8215 SUNNYSIDE AVE N
9	414680	0005	11/04	430,000	960	0	7	1940	4	5,904	N	N	1305 N 82ND ST
9	681360	0685	11/04	350,000	960	100	7	1948	3	5,580	N	N	8020 CORLISS AVE N
9	062504	9280	6/04	300,000	970	190	7	1940	3	5,050	N	N	1315 N 80TH ST
9	779790	0006	9/06	432,000	970	0	7	1941	4	5,000	N	N	8408 STONE AVE N
9	681360	0916	7/05	425,000	970	485	7	1950	4	6,076	N	N	8012 SUNNYSIDE AVE N
9	613060	0010	8/06	417,000	980	0	7	1900	3	4,500	N	N	2119 N 80TH ST
9	240210	0860	5/06	450,000	980	0	7	1926	3	3,000	N	N	8055 CORLISS AVE N
9	948270	0425	6/06	449,000	980	0	7	1926	4	3,960	N	N	7414 WINONA AVE N

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	199420	0031	10/05	412,000	980	450	7	1947	3	3,480	N	N	8012 WALLINGFORD AVE N
9	199420	0031	5/04	351,300	980	450	7	1947	3	3,480	N	N	8012 WALLINGFORD AVE N
9	681510	0195	3/06	469,000	980	980	7	1947	4	4,000	N	N	7737 SUNNYSIDE AVE N
9	681510	0195	2/04	350,000	980	980	7	1947	4	4,000	N	N	7737 SUNNYSIDE AVE N
9	681360	0690	9/04	405,000	980	0	7	1948	3	5,580	N	N	8024 CORLISS AVE N
9	062504	9267	6/05	463,900	990	540	7	1939	4	5,300	N	N	1305 N 79TH ST
9	062504	9302	9/05	414,000	990	0	7	1941	4	5,985	N	N	1713 N 82ND ST
9	062504	9318	3/04	351,000	990	0	7	1941	3	7,626	N	N	8100 STONE AVE N
9	240210	0940	5/04	335,000	990	670	7	1951	3	4,200	N	N	2212 N 80TH ST
9	288320	0465	8/04	340,000	990	460	7	1951	3	4,940	N	N	1821 N 80TH ST
9	948270	0080	6/04	371,450	1,000	150	7	1925	3	3,432	N	N	7618 WINONA AVE N
9	091700	0010	9/05	415,000	1,000	0	7	1925	4	5,700	N	N	1150 N 82ND ST
9	288320	0565	10/06	455,000	1,010	380	7	1908	3	4,440	N	N	7840 STROUD AVE N
9	339290	0075	10/04	348,500	1,020	0	7	1928	3	4,000	N	N	1149 N 83RD ST
9	681510	0375	12/06	550,000	1,030	370	7	1906	4	4,000	N	N	7715 CORLISS AVE N
9	551160	0395	6/05	440,500	1,030	200	7	1926	4	3,724	N	N	1145 N 77TH ST
9	199420	0380	11/05	429,000	1,030	0	7	1940	4	5,200	N	N	8008 STROUD AVE N
9	551160	0520	7/04	449,950	1,040	280	7	1927	4	3,920	N	N	1131 N 76TH ST
9	062504	9329	12/04	390,000	1,040	450	7	1947	3	4,280	N	N	1121 N 78TH ST
9	948270	0055	9/06	523,000	1,060	0	7	1926	3	3,666	N	N	1322 N 76TH ST
9	062504	9315	3/05	512,000	1,060	250	7	1949	4	5,600	N	N	8226 DENSMORE AVE N
9	288320	0510	6/05	414,950	1,070	0	7	1909	3	2,920	N	N	7847 STROUD AVE N
9	681410	0325	5/06	500,500	1,070	660	7	1936	3	7,440	N	N	100 NE 77TH ST
9	199320	0095	11/05	472,000	1,080	520	7	1952	4	5,000	N	N	8219 DENSMORE AVE N
9	240210	0245	2/06	457,000	1,080	400	7	1953	3	4,500	N	N	8233 BAGLEY AVE N
9	240210	0040	4/06	460,000	1,090	0	7	1926	3	4,500	N	N	8237 CORLISS AVE N
9	199420	0390	2/06	543,000	1,090	400	7	1941	4	5,160	N	N	8016 STROUD AVE N
9	062504	9145	5/05	335,000	1,100	0	7	1925	3	9,408	N	N	8211 WALLINGFORD AVE N
9	681410	0370	2/05	320,500	1,100	260	7	1948	3	4,960	N	N	7728 1ST AVE NE
9	288320	1225	5/04	544,500	1,120	1,080	7	1908	4	5,265	N	N	7451 CORLISS AVE N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	567600	0100	12/06	428,000	1,130	0	7	1906	4	3,800	N	N	1120 N 84TH ST
9	952810	0965	10/04	465,000	1,130	0	7	1907	4	4,500	N	N	7420 LATONA AVE NE
9	288320	1015	6/04	525,000	1,140	0	7	1903	3	5,500	N	N	2114 N 75TH ST
9	288320	1425	5/04	396,000	1,140	0	7	1911	3	4,000	N	N	7527 SUNNYSIDE AVE N
9	551160	0515	12/04	456,000	1,140	300	7	1927	4	3,920	N	N	1127 N 76TH ST
9	062504	9313	4/05	406,000	1,140	0	7	1942	4	4,600	N	N	8230 DENSMORE AVE N
9	199320	0010	12/04	405,000	1,150	440	7	1940	3	5,000	N	N	8250 ASHWORTH AVE N
9	240210	0965	5/06	580,000	1,160	900	7	1960	5	5,000	N	N	8006 BAGLEY AVE N
9	445980	0020	6/05	524,950	1,170	0	7	1926	4	3,648	N	N	8209 ASHWORTH AVE N
9	551160	0055	7/06	610,000	1,170	1,140	7	1926	3	4,590	N	N	1128 N 77TH ST
9	551160	0160	1/05	515,000	1,170	390	7	1928	4	4,080	N	N	1330 N 77TH ST
9	240210	0265	12/05	489,000	1,170	0	7	1951	4	4,500	N	N	8219 BAGLEY AVE N
9	240210	0265	12/04	423,000	1,170	0	7	1951	4	4,500	N	N	8219 BAGLEY AVE N
9	551160	0035	12/04	357,000	1,180	480	7	1924	3	4,080	N	N	1114 N 77TH ST
9	551160	0095	3/04	410,000	1,180	220	7	1926	5	4,590	N	N	1146 N 77TH ST
9	681360	0950	10/06	449,000	1,180	140	7	1949	3	7,440	N	N	8032 SUNNYSIDE AVE N
9	288320	1600	7/05	479,000	1,190	0	7	1907	4	4,000	N	N	7539 1ST AVE NE
9	240210	0465	3/05	356,500	1,200	0	7	1916	3	4,320	N	N	8223 MERIDIAN AVE N
9	948270	0400	7/06	600,000	1,200	200	7	1925	4	3,640	N	N	7327 KEEN WAY N
9	681510	0230	10/04	519,000	1,200	0	7	1946	4	4,000	N	N	7711 SUNNYSIDE AVE N
9	062504	9249	3/05	435,000	1,220	500	7	1941	4	3,995	N	N	1701 N 82ND ST
9	750000	0055	7/04	386,000	1,220	400	7	1947	3	9,076	N	N	313 NE 77TH ST
9	288320	1145	9/05	615,000	1,230	400	7	1925	3	4,680	N	N	7518 BAGLEY AVE N
9	681410	0160	4/04	465,000	1,230	840	7	1946	5	6,820	N	N	7732 2ND AVE NE
9	681360	0901	8/05	400,000	1,230	0	7	1950	3	6,336	N	N	8006 SUNNYSIDE AVE N
9	393190	0510	10/04	587,500	1,250	710	7	2002	3	7,800	N	N	7520 2ND AVE NE
9	091700	0310	1/06	494,500	1,260	620	7	1906	3	3,800	N	N	1120 N 80TH ST
9	240210	0620	11/04	460,000	1,260	360	7	1951	4	4,700	N	N	8045 BAGLEY AVE N
9	288320	0450	5/06	595,000	1,260	1,260	7	1951	4	4,750	N	N	1811 N 80TH ST
9	947320	0185	6/05	550,000	1,270	0	7	1928	4	3,920	N	N	8055 ASHWORTH AVE N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	948270	0005	9/04	512,300	1,280	0	7	1933	4	4,992	Y	N	7637 W GREEN LAKE DR N
9	947320	0181	7/05	565,500	1,290	0	7	1928	4	3,870	N	N	1415 N 82ND ST
9	681360	0935	11/04	357,500	1,290	0	7	1950	3	4,620	N	N	8020 SUNNYSIDE AVE N
9	062504	9323	10/06	569,000	1,300	0	7	1984	3	5,440	N	N	8012 DENSMORE AVE N
9	681360	1101	10/04	280,000	1,310	0	7	1931	3	2,480	N	N	110 NE 80TH ST
9	062504	9274	2/04	422,000	1,320	270	7	1939	4	5,200	N	N	1312 N 79TH ST
9	551160	0420	9/05	519,950	1,340	240	7	1926	4	3,920	N	N	1129 N 77TH ST
9	681510	0205	3/05	450,000	1,340	0	7	1996	3	4,000	N	N	7729 SUNNYSIDE AVE N
9	681410	0111	8/05	579,000	1,350	0	7	1928	3	3,720	N	N	202 NE 77TH ST
9	551160	0255	1/06	538,850	1,350	0	7	2005	3	3,920	N	N	1120 N 76TH ST
9	681360	0850	8/06	489,000	1,360	1,120	7	1949	3	5,580	N	N	8025 1ST AVE NE
9	288320	0165	2/04	465,000	1,370	1,020	7	1911	3	3,700	N	N	2415 N 75TH ST
9	779790	0065	8/06	615,000	1,370	120	7	1940	4	7,236	N	N	1304 N 82ND ST
9	288320	1105	3/05	599,500	1,390	470	7	1926	4	4,680	N	N	7506 BAGLEY AVE N
9	681410	0120	2/05	455,000	1,410	0	7	1900	3	7,440	N	N	7706 2ND AVE NE
9	445980	0095	3/06	400,000	1,410	0	7	1930	3	4,053	N	N	8258 INTERLAKE AVE N
9	681360	0885	4/04	445,000	1,440	0	7	1906	4	7,316	N	N	8003 1ST AVE NE
9	240210	0210	12/04	435,000	1,440	140	7	1948	3	4,600	N	N	8253 BAGLEY AVE N
9	393190	0305	6/06	635,000	1,470	0	7	1927	4	3,000	N	N	7667 LATONA AVE NE
9	199420	0295	8/04	441,000	1,490	0	7	1987	3	4,400	N	N	8028 BURKE AVE N
9	240210	0280	9/06	540,000	1,500	610	7	1986	3	3,000	N	N	8211 BAGLEY AVE N
9	199420	0400	7/05	499,500	1,520	0	7	1908	4	5,120	N	N	8024 STROUD AVE N
9	288320	0610	8/04	440,000	1,530	220	7	1905	3	7,480	N	N	2005 N 80TH ST
9	551160	0290	12/06	537,380	1,550	0	7	1927	3	3,920	N	N	1148 N 76TH ST
9	681410	0130	7/06	555,000	1,550	480	7	1930	3	3,720	N	N	7712 2ND AVE NE
9	681410	0130	2/04	437,500	1,550	480	7	1930	3	3,720	N	N	7712 2ND AVE NE
9	062504	9314	7/05	513,000	1,580	0	7	1993	3	4,900	N	N	8234 DENSMORE AVE N
9	947320	0070	1/05	455,000	1,610	0	7	1941	5	5,535	N	N	8014 INTERLAKE AVE N
9	445980	0010	8/06	689,000	1,620	200	7	1929	4	3,648	N	N	8203 ASHWORTH AVE N
9	091700	0175	7/06	535,000	1,630	0	7	1920	3	3,800	N	N	1124 N 81ST ST

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	948270	0215	6/06	600,000	1,640	160	7	1937	4	3,936	N	N	7440 KEEN WAY N
9	288320	1055	12/05	594,950	1,670	0	7	1906	3	4,600	N	N	2020 N 75TH ST
9	948270	0355	5/05	683,000	1,720	0	7	1925	4	4,275	N	N	7348 KEEN WAY N
9	948270	0475	6/04	450,000	1,750	0	7	1926	3	4,416	N	N	7425 KEEN WAY N
9	948270	0490	10/06	725,000	1,750	0	7	1926	4	5,311	N	N	7411 KEEN WAY N
9	567600	0195	5/05	453,200	1,800	0	7	1910	4	4,040	N	N	1119 N 84TH ST
9	567600	0160	12/06	581,000	1,820	500	7	1908	4	4,040	N	N	1149 N 84TH ST
9	240210	0634	8/04	440,000	1,830	0	7	1984	3	4,000	N	N	8035 BAGLEY AVE N
9	750000	0035	7/04	415,000	1,850	0	7	1908	4	5,925	N	N	318 NE LONGWOOD PL
9	288320	1615	9/06	735,000	1,920	0	7	1907	4	6,000	N	N	7525 1ST AVE NE
9	288320	1615	3/04	549,000	1,920	0	7	1907	4	6,000	N	N	7525 1ST AVE NE
9	199320	0070	10/06	672,500	1,940	0	7	1908	4	6,625	N	N	8202 ASHWORTH AVE N
9	551160	0195	11/06	700,000	2,160	0	7	1924	2	5,100	Y	N	7715 WINONA AVE N
9	288320	0420	6/05	749,000	2,220	780	7	1970	3	6,292	N	N	7817 STROUD AVE N
9	288320	0075	5/04	500,000	2,560	0	7	1971	3	4,600	N	N	7413 WOODLAWN AVE NE
9	445980	0159	4/05	499,950	1,000	760	8	1951	4	3,971	N	N	1408 N 82ND ST
9	288320	0083	4/06	450,000	1,000	0	8	2005	3	1,188	N	N	7407 A WOODLAWN AVE NE
9	240210	0875	5/05	475,000	1,060	0	8	1990	3	3,000	N	N	8047 CORLISS AVE N
9	445980	0075	11/05	587,500	1,070	320	8	1928	3	4,923	N	N	8251 ASHWORTH AVE N
9	288320	1590	10/05	649,950	1,090	0	8	1931	4	4,000	N	N	7545 1ST AVE NE
9	288320	0084	3/06	425,000	1,100	0	8	2005	3	1,043	N	N	7407 B WOODLAWN AVE NE
9	288320	1770	12/05	622,000	1,180	0	8	1908	5	3,000	N	N	7417 LATONA AVE NE
9	288320	1670	11/05	470,000	1,200	0	8	1913	3	2,275	N	N	7456 WOODLAWN AVE NE
9	393190	0225	10/06	610,000	1,220	440	8	1949	4	6,875	N	N	7536 1ST AVE NE
9	199320	0065	10/05	619,000	1,230	1,230	8	1951	5	5,000	N	N	8206 ASHWORTH AVE N
9	681360	0970	12/05	525,000	1,240	900	8	1950	4	7,440	N	N	8042 SUNNYSIDE AVE N
9	940280	0016	6/04	600,000	1,280	0	8	1926	5	3,610	N	N	1344 N 78TH ST
9	681510	0235	5/04	650,000	1,320	1,320	8	1958	5	4,000	N	N	7703 SUNNYSIDE AVE N
9	288320	0785	6/05	694,000	1,380	0	8	1903	5	4,916	N	N	2026 N 77TH ST
9	288320	1585	4/04	481,000	1,380	300	8	1931	3	4,000	N	N	7549 1ST AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	199320	0075	5/06	670,000	1,430	1,430	8	1952	4	6,930	N	N	1520 N 82ND ST
9	803170	0186	4/05	504,500	1,450	1,250	8	1937	4	7,625	N	N	350 NE 76TH ST
9	681510	0255	8/05	525,000	1,470	0	8	1905	4	4,000	N	N	2306 N 77TH ST
9	681360	0395	9/05	608,000	1,470	0	8	2004	3	5,580	N	N	8222 CORLISS AVE N
9	240210	1025	9/05	600,000	1,480	0	8	1951	4	6,000	N	N	8040 BAGLEY AVE N
9	393190	0190	4/04	610,000	1,490	0	8	1916	4	5,625	N	N	7518 1ST AVE NE
9	393190	0460	12/05	625,000	1,490	1,170	8	1968	3	5,850	N	N	7501 LATONA AVE NE
9	151730	0060	4/06	610,000	1,510	0	8	1929	4	4,386	N	N	1138 N 78TH ST
9	288320	0775	8/04	640,000	1,510	0	8	1979	3	4,178	N	N	2018 N 77TH ST
9	952810	1040	12/04	476,500	1,520	0	8	2002	3	1,215	N	N	7412 A LATONA AVE NE
9	952810	1032	3/05	435,000	1,520	0	8	2003	3	1,800	N	N	7406 C LATONA AVE NE
9	677220	0050	8/05	575,000	1,560	0	8	1929	4	3,600	N	N	2208 N 77TH ST
9	288320	1461	7/06	534,950	1,565	60	8	1996	3	2,000	N	N	7423 SUNNYSIDE AVE N
9	288320	1375	7/06	695,000	1,570	560	8	1926	4	3,700	N	N	7418 CORLISS AVE N
9	948270	0065	4/06	810,000	1,590	130	8	1926	5	3,948	N	N	1310 N 76TH ST
9	288320	1520	10/05	775,000	1,600	0	8	1922	5	4,000	N	N	7522 SUNNYSIDE AVE N
9	677220	0020	4/04	630,000	1,600	340	8	1929	4	4,200	N	N	7726 BAGLEY AVE N
9	151730	0050	8/06	630,000	1,600	0	8	1929	3	4,343	N	N	1146 N 78TH ST
9	288320	0855	11/04	695,000	1,630	320	8	1953	4	5,700	N	N	2047 N 77TH ST
9	091700	0330	9/05	495,000	1,650	0	8	1930	3	3,800	N	N	1136 N 80TH ST
9	288320	1840	6/06	520,000	1,720	0	8	1978	3	1,800	N	N	7425 LATONA AVE NE
9	288320	1835	11/06	495,000	1,720	0	8	1978	3	1,800	N	N	7427 LATONA AVE NE
9	779790	0080	6/05	549,900	1,740	160	8	1930	4	5,337	N	N	1320 N 82ND ST
9	288320	0175	11/05	650,000	1,750	500	8	1931	4	4,550	N	N	2421 N 75TH ST
9	199420	0260	4/04	540,000	1,770	980	8	1987	3	4,400	N	N	8048 BURKE AVE N
9	393190	0252	12/05	620,000	1,780	0	8	1984	3	3,750	N	N	7554 1ST AVE NE
9	288470	0040	5/05	710,000	1,800	0	8	1933	4	4,620	Y	N	7514 E GREEN LAKE DR N
9	681410	0070	1/06	536,000	2,000	0	8	1979	3	6,960	N	N	212 NE 77TH ST
9	681410	0070	4/04	500,000	2,000	0	8	1979	3	6,960	N	N	212 NE 77TH ST
9	948270	0380	2/06	851,000	2,030	300	8	1925	5	3,922	N	N	7343 KEEN WAY N

**Improved Sales Used In This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	288320	1455	8/04	710,000	2,130	0	8	1996	3	4,000	N	N	7501 SUNNYSIDE AVE N
9	240210	0080	12/05	575,000	2,160	800	8	1968	3	5,000	N	N	8211 CORLISS AVE N
9	288470	0020	5/04	799,000	2,200	1,160	8	1938	4	8,528	Y	N	7460 E GREEN LAKE DR N
9	062504	9272	4/06	819,000	2,210	340	8	2005	3	4,368	N	N	1326 N 79TH ST
9	681360	0980	6/04	410,000	2,230	0	8	1998	3	3,270	N	N	8050 SUNNYSIDE AVE N
9	948270	0056	2/06	888,000	2,320	270	8	1978	3	3,854	N	N	1318 N 76TH ST
9	288320	0260	6/05	987,000	2,460	0	8	1924	4	6,120	Y	N	7574 E GREEN LAKE DR N
9	920300	0065	5/04	593,000	2,800	0	8	1992	3	4,290	N	N	7715 MERIDIAN AVE N
9	952810	0902	4/05	675,000	1,270	290	9	2004	3	1,151	N	N	7442 LATONA AVE NE
9	681510	0370	1/05	875,000	1,460	930	9	1931	5	4,000	N	N	7717 CORLISS AVE N
9	952810	1027	11/04	501,000	1,470	0	9	2002	3	1,562	N	N	7362 WOODLAWN AVE NE
9	952810	0915	4/06	805,000	1,530	700	9	2004	3	2,398	N	N	311 NE 75TH ST
9	952810	0904	2/05	625,000	1,560	250	9	2004	3	1,158	N	N	7444 LATONA AVE NE
9	952810	0899	2/05	699,000	1,560	290	9	2004	3	1,330	N	N	7450 LATONA AVE NE
9	952810	0906	3/05	629,000	1,560	180	9	2004	3	1,332	N	N	7448 LATONA AVE NE
9	952810	0901	12/04	700,000	1,560	290	9	2004	3	1,539	N	N	7440 LATONA AVE NE
9	952810	0907	1/05	689,000	1,560	290	9	2004	3	1,812	N	N	317 NE 75TH ST
9	952810	0903	4/05	649,000	1,580	0	9	2004	3	1,935	N	N	305 NE 75TH ST
9	952810	0905	1/05	644,000	1,650	0	9	2004	3	2,071	N	N	7446 LATONA AVE NE
9	551160	0385	4/06	834,200	1,750	1,090	9	2005	3	3,920	N	N	1153 N 77TH ST
9	288320	1500	4/04	895,000	1,790	820	9	2004	3	4,000	N	N	7536 SUNNYSIDE AVE N
9	952810	1025	10/04	642,500	2,010	0	9	2002	3	1,837	N	N	7400 LATONA AVE NE
9	681360	0590	11/06	759,000	2,090	900	9	2004	3	4,650	N	N	8027 SUNNYSIDE AVE N
9	681360	0595	3/04	657,000	2,090	900	9	2004	3	4,650	N	N	8025 SUNNYSIDE AVE N
9	681360	0590	6/04	633,500	2,090	900	9	2004	3	4,650	N	N	8027 SUNNYSIDE AVE N
9	199420	0279	2/06	825,000	2,150	990	9	2005	3	3,753	N	N	8038 BURKE AVE N
9	199420	0277	1/06	800,000	2,150	990	9	2005	3	3,753	N	N	8040 BURKE AVE N
9	445980	0050	2/06	875,000	2,430	910	9	2005	3	4,923	N	N	8233 ASHWORTH AVE N
9	393190	0060	7/06	1,100,000	2,520	640	9	2001	3	6,000	Y	N	7535 2ND AVE NE
9	940280	0035	6/05	812,500	2,540	750	9	2005	3	3,610	N	N	1333 N 79TH ST

***Improved Sales Used In This Physical Inspection Analysis
Area 43***

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	920300	0160	7/06	1,050,000	2,550	900	9	2004	4	4,400	N	N	2110 N 77TH ST
9	288320	0905	11/04	933,000	2,860	0	9	2001	3	4,480	N	N	7427 ORIN CT N
9	288320	1490	11/05	1,046,000	2,370	1,050	10	2005	3	4,000	N	N	7544 SUNNYSIDE AVE N

***Improved Sales Removed From This Physical Inspection Analysis
Area 43***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	125720	0190	7/04	\$480,000	Imp Characteristics Changed Since Sale
5	125720	0575	1/06	\$600,000	Teardown Sale
5	125720	0730	4/04	\$285,000	No Market Exposure
5	125720	1075	11/06	\$148,403	Quit Claim Deed
5	125720	1215	3/06	\$600,000	Imp Characteristics Changed Since Sale
5	125720	1225	10/04	\$769,000	Multiple Parcel Sale
5	125720	1340	6/05	\$43,000	Quit Claim Deed
5	125720	1360	4/06	\$195,743	Quit Claim Deed
5	125720	1485	10/04	\$769,000	Multiple Parcel Sale
5	125720	1635	9/04	\$445,000	Multiple Parcel Sale
5	125720	1680	6/06	\$672,000	Non Representative Sale-Not Market Range
5	125720	1965	7/06	\$215,000	Related Party, Friend, or Neighbor
5	125720	1995	8/05	\$729,000	Imp Characteristics Changed Since Sale
5	125720	2115	5/05	\$470,000	Imp Characteristics Changed Since Sale
5	125720	2625	2/06	\$599,950	Sale to Relocation Service
5	125720	2740	3/05	\$444,000	Imp Characteristics Changed Since Sale
5	125720	2800	10/05	\$555,000	Imp Characteristics Changed Since Sale
5	125720	2930	6/05	\$284,450	New Construction Dollars>0
5	125720	3205	9/04	\$580,000	Imp Characteristics Changed Since Sale
5	335950	0415	11/05	\$540,000	Imp Characteristics Changed Since Sale
5	335950	0415	12/04	\$425,000	Imp Characteristics Changed Since Sale
5	335950	1005	1/04	\$355,000	No Market Exposure
5	335950	1015	4/04	\$564,000	Imp Characteristics Changed Since Sale
5	336490	0190	6/05	\$519,000	No Market Exposure
5	336490	0200	4/05	\$383,200	Non Representative Sale-Not Market Range
5	336490	0365	7/05	\$550,000	Imp Characteristics Changed Since Sale
5	385690	0085	8/06	\$383,100	No Market Exposure
5	385690	0480	10/06	\$1,226,000	New Construction Dollars>0
5	385690	0505	6/04	\$295,000	Segregation and/or Merger Since Sale
5	385690	0507	3/05	\$900,000	Presale
5	385690	0590	9/04	\$515,000	New Construction Dollars>0
5	385690	0595	4/05	\$397,500	Imp Characteristics Changed Since Sale
5	385690	0610	12/04	\$475,000	Imp Characteristics Changed Since Sale
5	385690	0840	3/05	\$445,000	Imp Characteristics Changed Since Sale
5	385690	0840	11/05	\$535,000	New Construction Dollars>0
5	385690	1010	7/06	\$480,000	Multiple Parcel Sale
5	385690	1215	6/06	\$915,000	Presale
5	385690	1215	11/04	\$325,000	Segregation and/or Merger Since Sale
5	385690	1225	7/05	\$266,000	Segregation and/or Merger Since Sale
5	385690	1340	5/06	\$61,261	Partial Interest
5	385690	2040	10/04	\$405,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	385690	2275	11/05	\$460,000	Related Party, Friend, or Neighbor
5	385690	2440	11/05	\$126,700	Quit Claim Deed
5	385690	2785	5/04	\$336,000	Imp Characteristics Changed Since Sale
5	385690	2925	12/04	\$250,000	Imp Characteristics Changed Since Sale
5	385690	3145	11/05	\$72,285	Related Party, Friend, or Neighbor
5	385690	3145	12/04	\$72,430	Related Party, Friend, or Neighbor
5	385690	3195	8/06	\$685,000	Segregation and/or Merger Since Sale
5	385690	3225	4/05	\$650,000	No Market Exposure
5	385690	3515	3/04	\$94,845	Quit Claim Deed
5	385690	3620	12/05	\$475,000	Imp Characteristics Changed Since Sale
5	385690	3670	12/05	\$510,000	Imp Characteristics Changed Since Sale
5	385690	4125	6/06	\$480,000	No Market Exposure
5	385690	4280	7/05	\$207,983	Quit Claim Deed
5	385690	4440	8/06	\$480,000	No Market Exposure
5	385690	4580	1/04	\$94,500	Quit Claim Deed
5	385690	4590	12/06	\$438,000	Imp Characteristics Changed Since Sale
5	385690	4669	5/04	\$320,000	Non Representative Sale-Not Market Range
5	385690	4705	10/04	\$370,000	No Market Exposure
5	385690	4750	4/04	\$353,500	Imp Characteristics Changed Since Sale
5	385690	4770	5/05	\$560,000	Imp Characteristics Changed Since Sale
5	385690	4930	8/04	\$280,000	Bankruptcy - Receiver or Trustee
5	385690	5070	11/05	\$349,000	Related Party, Friend, or Neighbor
5	385690	5145	5/04	\$380,000	Related Party, Friend, or Neighbor
5	385690	5200	11/05	\$475,000	Imp Characteristics Changed Since Sale
5	385690	5200	9/06	\$720,000	New Construction Dollars>0
5	385690	5200	10/05	\$397,700	No Market Exposure
5	385690	5375	2/04	\$212,916	Related Party, Friend, or Neighbor
5	385690	5550	7/04	\$525,000	Imp Characteristics Changed Since Sale
5	385690	5562	6/04	\$384,000	Non Representative Sale-Not Market Range
5	385690	5655	2/04	\$365,000	Multiple Parcel Sale
5	385690	5678	2/06	\$48,370	Questionable per Appraisal
5	385690	5680	9/04	\$520,000	Imp Characteristics Changed Since Sale
5	913610	0346	4/05	\$493,500	Imp Characteristics Changed Since Sale
5	913610	0390	10/04	\$510,000	Imp Characteristics Changed Since Sale
5	913610	0446	6/05	\$536,000	New Construction Dollars>0
5	913610	0762	6/06	\$616,000	Imp Characteristics Changed Since Sale
5	913610	0776	6/05	\$720,000	Imp Characteristics Changed Since Sale
5	913610	0876	4/05	\$399,500	Imp Characteristics Changed Since Sale
5	913610	1006	10/04	\$438,000	Imp Characteristics Changed Since Sale
5	913610	1131	5/04	\$370,001	Imp Characteristics Changed Since Sale
5	913610	1535	4/04	\$340,000	Imp Characteristics Changed Since Sale
5	913610	1695	12/05	\$428,000	Imp Characteristics Changed Since Sale
5	913610	1776	10/06	\$61,610	Quit Claim Deed
5	913610	1916	4/06	\$775,000	New Construction Dollars>0
5	913610	1916	3/05	\$640,000	New Construction Dollars>0

**Improved Sales Removed From This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	913610	1940	4/04	\$320,000	Imp Characteristics Changed Since Sale
5	913610	1966	7/04	\$506,000	Imp Characteristics Changed Since Sale
5	913610	2005	3/06	\$585,000	New Construction Dollars>0
5	913610	2225	8/05	\$451,000	Imp Characteristics Changed Since Sale
5	913610	2225	8/05	\$451,000	Imp Characteristics Changed Since Sale
5	913610	2373	7/05	\$527,000	Imp Characteristics Changed Since Sale
5	913610	2926	2/06	\$491,000	Imp Characteristics Changed Since Sale
5	913610	2976	11/05	\$400,000	Imp Characteristics Changed Since Sale
5	913610	3146	8/06	\$355,000	Imp Characteristics Changed Since Sale
5	913610	3190	7/05	\$460,000	Imp Characteristics Changed Since Sale
5	922240	0510	7/05	\$340,000	No Market Exposure
5	922240	0520	6/04	\$173,500	Non Representative Sale-Not Market Range
5	922240	0565	3/05	\$275,000	Government Agency
5	922240	0565	3/06	\$395,000	New Construction Dollars>0
5	952310	0015	8/06	\$555,000	New Construction Dollars>0
5	952310	0015	9/04	\$405,000	New Construction Dollars>0
5	952310	0105	6/06	\$569,950	Imp Characteristics Changed Since Sale
5	952310	0105	12/05	\$547,500	Imp Characteristics Changed Since Sale
5	952310	0170	11/05	\$475,000	New Construction Dollars>0
5	952310	0180	6/04	\$336,000	Imp Characteristics Changed Since Sale
5	952310	0215	7/05	\$371,400	Imp Characteristics Changed Since Sale
5	952310	0225	9/06	\$510,000	Imp Characteristics Changed Since Sale
5	952310	0330	11/04	\$392,500	Sale to Relocation Service
5	952310	0346	9/05	\$420,000	Imp Characteristics Changed Since Sale
5	952310	0410	5/05	\$355,000	Imp Characteristics Changed Since Sale
5	952310	0410	7/06	\$485,000	New Construction Dollars>0
5	952810	0095	1/06	\$759,950	Multiple Parcel Sale
5	952810	0100	5/04	\$730,000	Imp Characteristics Changed Since Sale
5	952810	0120	1/06	\$759,950	Multiple Parcel Sale
5	952810	0315	12/05	\$865,000	Sale to Relocation Service
5	952810	5205	8/06	\$530,000	Imp Characteristics Changed Since Sale
5	952810	5250	4/06	\$481,000	Imp Characteristics Changed Since Sale
5	952810	5385	7/05	\$350,000	Imp Characteristics Changed Since Sale
5	952810	5405	3/05	\$500,000	Imp Characteristics Changed Since Sale
5	952810	5410	5/05	\$435,000	New Construction Dollars>0
5	955020	0075	6/05	\$424,950	Imp Characteristics Changed Since Sale
5	955020	0235	3/06	\$508,000	Sale to Relocation Service
5	955020	0650	8/06	\$450,000	New Construction Dollars>0
5	955020	0650	8/05	\$285,000	Non Representative Sale-Not Market Range
5	955020	0920	9/05	\$634,000	Imp Characteristics Changed Since Sale
5	955020	0945	1/05	\$570,000	Imp Characteristics Changed Since Sale
5	955020	1110	8/04	\$240,000	Imp Characteristics Changed Since Sale
5	955020	1300	6/06	\$290,000	Related Party, Friend, or Neighbor
5	955020	1350	6/04	\$475,000	Imp Characteristics Changed Since Sale
5	955020	1440	9/04	\$55,000	Non Representative Sale-Not Market Range

**Improved Sales Removed From This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	955020	1582	8/06	\$575,000	Imp Characteristics Changed Since Sale
5	955020	1640	5/04	\$207,854	Teardown Sale
5	955020	1870	10/05	\$985,000	Imp Characteristics Changed Since Sale
5	955020	1870	5/05	\$558,388	Imp Characteristics Changed Since Sale
5	955020	1890	7/04	\$532,000	Imp Characteristics Changed Since Sale
5	955020	2040	2/04	\$365,000	Multiple Parcel Sale
5	955020	2195	6/06	\$580,500	Non Representative Sale-Not Market Range
5	955020	2340	12/04	\$344,000	Imp Characteristics Changed Since Sale
5	955020	2345	12/05	\$380,000	Imp Characteristics Changed Since Sale
5	955020	2780	11/04	\$259,000	Imp Characteristics Changed Since Sale
5	955020	2780	9/04	\$165,000	Non Representative Sale-Not Market Range
5	955020	3010	3/05	\$490,000	Imp Characteristics Changed Since Sale
5	955020	3170	9/04	\$75,791	Quit Claim Deed
5	955020	3300	9/04	\$325,000	No Market Exposure
5	955020	3370	9/04	\$59,916	Quit Claim Deed
5	955020	3510	1/04	\$350,000	Imp Characteristics Changed Since Sale
5	955020	3620	4/04	\$290,000	Imp Characteristics Changed Since Sale
5	955020	3700	6/04	\$387,500	Imp Characteristics Changed Since Sale
5	955020	3700	8/05	\$615,000	New Construction Dollars>0
5	955020	3845	9/06	\$165,000	Quit Claim Deed
5	955020	3920	1/05	\$269,000	Imp Characteristics Changed Since Sale
5	955020	3950	4/04	\$334,000	No Market Exposure
5	955020	4020	3/06	\$380,000	Imp Characteristics Changed Since Sale
5	955020	4020	12/06	\$495,700	New Construction Dollars>0
5	955020	4070	6/05	\$298,000	Imp Characteristics Changed Since Sale
5	955020	4110	11/04	\$274,000	Imp Characteristics Changed Since Sale
5	955020	4160	4/05	\$450,000	Imp Characteristics Changed Since Sale
5	955020	4160	5/04	\$475,000	Imp Characteristics Changed Since Sale
5	955020	4290	5/04	\$169,960	Related Party, Friend, or Neighbor
5	955020	4860	9/06	\$400,000	Related Party, Friend, or Neighbor
5	955020	5030	5/04	\$272,000	Imp Characteristics Changed Since Sale
5	955020	5110	7/04	\$306,000	New Construction Dollars>0
5	955020	5170	3/05	\$660,000	Related Party, Friend, or Neighbor
5	955020	5180	8/04	\$335,000	Imp Characteristics Changed Since Sale
5	955020	5180	7/06	\$985,000	Related Party, Friend, or Neighbor
5	955120	0515	9/04	\$600,000	Imp Characteristics Changed Since Sale
5	955120	0700	6/04	\$425,000	Imp Characteristics Changed Since Sale
5	955120	0875	12/05	\$350,000	New Construction Dollars>0
5	955120	1110	2/04	\$439,500	Imp Characteristics Changed Since Sale
5	955120	1230	10/04	\$495,000	Imp Characteristics Changed Since Sale
5	955120	1435	1/05	\$509,000	Imp Characteristics Changed Since Sale
5	955120	1550	5/04	\$465,000	Imp Characteristics Changed Since Sale
5	955120	1560	12/06	\$500,000	Imp Characteristics Changed Since Sale
5	955120	1660	7/05	\$485,000	Imp Characteristics Changed Since Sale
5	955120	1660	5/04	\$410,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	955120	1815	8/05	\$435,500	Imp Characteristics Changed Since Sale
5	955120	1870	7/04	\$779,000	Imp Characteristics Changed Since Sale
5	955120	1945	3/05	\$430,000	Imp Characteristics Changed Since Sale
5	955120	1990	3/04	\$330,000	No Market Exposure
5	955120	2120	2/06	\$710,000	Imp Characteristics Changed Since Sale
5	955120	2120	6/05	\$695,000	Imp Characteristics Changed Since Sale
5	955120	2315	4/04	\$475,000	Imp Characteristics Changed Since Sale
5	955120	2460	12/06	\$1,199,000	New Construction Dollars>0
5	955120	2485	5/05	\$985,000	Imp Characteristics Changed Since Sale
5	955120	2875	10/04	\$527,500	Sale to Relocation Service
5	955120	2945	4/04	\$450,000	Segregation and/or Merger Since Sale
5	955120	2981	4/06	\$525,000	Imp Characteristics Changed Since Sale
5	955120	2981	4/04	\$450,000	Segregation and/or Merger Since Sale
5	955120	3065	3/04	\$419,950	Imp Characteristics Changed Since Sale
5	955120	3245	7/06	\$480,000	Multiple Parcel Sale
5	955120	3350	4/04	\$475,000	Imp Characteristics Changed Since Sale
9	062504	9015	5/04	\$7,051	Government Agency
9	062504	9258	8/04	\$343,800	Imp Characteristics Changed Since Sale
9	062504	9272	3/05	\$310,000	Imp Characteristics Changed Since Sale
9	062504	9338	3/04	\$28,361	Related Party, Friend, or Neighbor
9	091700	0235	4/06	\$320,000	Teardown Sale
9	091700	0315	4/06	\$320,000	Related Party, Friend, or Neighbor
9	091700	0315	9/04	\$322,000	Related Party, Friend, or Neighbor
9	091700	0320	1/04	\$189,000	2006 Imp Value<=\$25,000
9	151730	0055	10/06	\$264,805	Related Party, Friend, or Neighbor
9	199320	0020	6/04	\$357,000	Imp Characteristics Changed Since Sale
9	199320	0065	3/05	\$420,000	Imp Characteristics Changed Since Sale
9	199420	0195	12/04	\$500,500	Imp Characteristics Changed Since Sale
9	199420	0200	4/05	\$526,000	Imp Characteristics Changed Since Sale
9	199420	0256	5/06	\$555,000	Imp Characteristics Changed Since Sale
9	199420	0370	2/04	\$280,000	Non Representative Sale-Not Market Range
9	199420	0370	2/04	\$174,375	Quit Claim Deed
9	199420	0445	8/05	\$370,000	New Construction Dollars>0
9	240210	0060	8/06	\$173,006	Related Party, Friend, or Neighbor
9	240210	0230	10/04	\$456,000	Imp Characteristics Changed Since Sale
9	288320	0083	8/05	\$180,000	Multiple Parcel Sale
9	288320	0084	8/05	\$180,000	Multiple Parcel Sale
9	288320	0085	6/04	\$687,500	Segregation and/or Merger Since Sale
9	288320	0265	10/05	\$1,040,000	Imp Characteristics Changed Since Sale
9	288320	0340	1/04	\$677,500	Imp Characteristics Changed Since Sale
9	288320	0350	7/04	\$584,000	Imp Characteristics Changed Since Sale
9	288320	0450	5/04	\$347,000	Imp Characteristics Changed Since Sale
9	288320	0635	6/05	\$140,000	No Market Exposure
9	288320	0675	8/06	\$420,000	New Construction Dollars>0
9	288320	0855	7/04	\$579,000	Imp Characteristics Changed Since Sale

**Improved Sales Removed From This Physical Inspection Analysis
Area 43**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	288320	0955	5/04	\$619,000	Imp Characteristics Changed Since Sale
9	288320	1225	5/04	\$544,500	Sale to Relocation Service
9	288320	1770	9/04	\$380,000	Imp Characteristics Changed Since Sale
9	288470	0025	3/04	\$781,000	Imp Characteristics Changed Since Sale
9	393190	0270	1/04	\$415,000	Non Representative Sale-Not Market Range
9	445980	0105	4/04	\$393,400	Imp Characteristics Changed Since Sale
9	551160	0385	6/04	\$360,000	Imp Characteristics Changed Since Sale
9	551160	0500	8/04	\$409,000	Imp Characteristics Changed Since Sale
9	551160	0500	8/04	\$409,000	Imp Characteristics Changed Since Sale
9	551160	0510	5/04	\$330,000	Non Representative Sale-Not Market Range
9	551160	0515	5/04	\$355,000	Imp Characteristics Changed Since Sale
9	567600	0205	8/04	\$400,000	Bankruptcy - Receiver or Trustee
9	613060	0025	12/05	\$930,000	Multiple Parcel Sale
9	613060	0025	8/04	\$335,000	Teardown Sale
9	613060	0027	12/05	\$930,000	Multiple Parcel Sale
9	613060	0045	12/04	\$325,000	Bankruptcy - Receiver or Trustee
9	677220	0065	12/05	\$930,000	Multiple Parcel Sale
9	681360	0345	6/05	\$280,000	No Market Exposure
9	681360	0405	6/06	\$415,000	Imp Characteristics Changed Since Sale
9	681360	0615	9/04	\$412,500	Imp Characteristics Changed Since Sale
9	681360	0916	7/05	\$425,000	Sale to Relocation Service
9	681360	0936	11/05	\$400,000	Imp Characteristics Changed Since Sale
9	681410	0111	7/05	\$579,000	Sale to Relocation Service
9	681410	0211	1/05	\$292,000	Non Representative Sale-Not Market Range
9	681510	0100	2/04	\$250,000	Related Party, Friend, or Neighbor
9	681510	0237	6/06	\$499,950	Imp Characteristics Changed Since Sale
9	681510	0330	10/04	\$142,979	Quit Claim Deed
9	681510	0340	4/04	\$270,000	No Market Exposure
9	750000	0066	11/06	\$39,000	Related Party, Friend, or Neighbor
9	750000	0170	4/05	\$275,000	Non Representative Sale-Not Market Range
9	779790	0005	3/04	\$200,000	Non Representative Sale-Not Market Range
9	779790	0010	9/04	\$254,060	Non Representative Sale-Not Market Range
9	779790	0030	2/04	\$313,500	Imp Characteristics Changed Since Sale
9	920300	0045	2/06	\$440,000	Imp Characteristics Changed Since Sale
9	920300	0160	3/04	\$730,000	Imp Characteristics Changed Since Sale
9	948270	0025	7/05	\$550,000	Related Party, Friend, or Neighbor
9	948270	0090	11/05	\$241,095	Related Party, Friend, or Neighbor
9	948270	0150	8/06	\$235,670	Quit Claim Deed
9	948270	0260	5/05	\$657,000	Imp Characteristics Changed Since Sale
9	948270	0535	10/06	\$484,350	Imp Characteristics Changed Since Sale

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended values for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +10.6%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 43 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.994 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	1	1.000	1.196	19.6%	NA	NA
6	40	0.927	0.987	6.5%	0.949	1.025
7	358	0.905	0.993	9.7%	0.979	1.007
8	128	0.856	1.003	17.2%	0.983	1.023
9	61	0.904	0.996	10.1%	0.969	1.022
10	9	0.868	0.962	10.9%	0.864	1.060
11	2	0.774	0.911	17.7%	-0.109	1.931
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1909	103	0.878	1.011	15.2%	0.986	1.036
1910-1919	93	0.899	1.005	11.8%	0.977	1.033
1920-1936	169	0.862	0.975	13.1%	0.956	0.994
1937-1949	58	0.932	1.008	8.1%	0.972	1.043
1950-1959	29	0.882	1.002	13.6%	0.954	1.050
1960-1975	13	0.873	0.990	13.4%	0.914	1.066
1976-1989	31	0.904	0.977	8.1%	0.928	1.026
1990-1999	27	0.918	0.975	6.1%	0.940	1.009
2000-2006	76	0.918	1.003	9.3%	0.976	1.030
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	3	0.900	0.825	-8.3%	0.383	1.267
Average	271	0.923	0.996	8.0%	0.981	1.012
Good	230	0.881	0.992	12.5%	0.976	1.007
Very Good	95	0.829	0.998	20.3%	0.972	1.023
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	238	0.870	0.997	14.6%	0.981	1.014
1.5	206	0.895	0.988	10.4%	0.970	1.006
2	122	0.909	0.998	9.8%	0.978	1.018
2.5	14	0.916	0.982	7.3%	0.907	1.057
3	19	0.900	1.004	11.5%	0.959	1.049

Area 43 Physical Inspection Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
400-899	63	0.875	0.987	12.8%	0.955	1.019
900-1099	113	0.878	1.000	13.8%	0.977	1.023
1100-1499	175	0.887	0.998	12.5%	0.978	1.017
1500-1999	170	0.902	0.990	9.8%	0.971	1.010
2000-2499	58	0.902	0.997	10.5%	0.969	1.024
2500-3799	20	0.881	0.984	11.6%	0.922	1.046
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	552	0.890	0.995	11.8%	0.984	1.006
Yes	47	0.903	0.985	9.2%	0.952	1.019
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	599	0.891	0.994	11.5%	0.984	1.004
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	362	0.894	1.000	11.9%	0.987	1.013
9	237	0.888	0.985	10.9%	0.969	1.001
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1000-2199	21	0.931	0.995	6.9%	0.956	1.033
2200-2999	19	0.915	0.982	7.4%	0.926	1.039
3000-3999	201	0.865	0.983	13.7%	0.966	1.001
4000-5999	281	0.912	0.999	9.5%	0.984	1.014
6000-7999	68	0.876	0.999	14.1%	0.971	1.026
8000-10999	9	0.867	1.046	20.7%	0.891	1.202

Area 43 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.994 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Neighborhood	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	9	0.890	0.991	11.3%	0.907	1.075
2	46	0.909	0.981	7.9%	0.943	1.019
3	221	0.876	1.006	14.8%	0.989	1.023
4	59	0.938	1.001	6.8%	0.970	1.033
5	28	0.962	0.997	3.7%	0.951	1.043
21	9	0.777	0.930	19.6%	0.892	0.968
22	3	0.853	1.019	19.5%	0.760	1.279
23	79	0.912	0.994	9.0%	0.967	1.021
24	127	0.880	0.981	11.4%	0.958	1.003
26	18	0.874	0.983	12.5%	0.918	1.049
Neighborhood 1 or 22	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	587	0.892	0.994	11.5%	0.984	1.004
Yes	12	0.881	0.998	13.2%	0.931	1.065
Year Built/Renovated < 1937	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	234	0.913	0.996	9.1%	0.981	1.012
Yes	365	0.875	0.993	13.4%	0.979	1.006
Lot Size>5,999 square feet	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	522	0.894	0.992	10.9%	0.981	1.003
Yes	77	0.874	1.005	15.0%	0.976	1.034
Heavy Traffic Noise	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	552	0.891	0.994	11.5%	0.984	1.005
Yes	47	0.893	0.992	11.1%	0.952	1.032
Extreme Traffic Noise	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	571	0.889	0.994	11.8%	0.983	1.004
Yes	28	0.952	1.007	5.8%	0.957	1.057

2006 Improved Parcel Ratio Analysis

District/Team: NW / Team - 4	Lien Date: 01/01/2006	Date of Report: 5/17/2007	Sales Dates: 1/2004- 12/2006
Area Green Lake / 43	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS		<div><div>Ratio Frequency</div></div>	
Sample size (n)	599		
Mean Assessed Value	471,900		
Mean Sales Price	529,400		
Standard Deviation AV	138,933		
Standard Deviation SP	168,456		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.909		
Median Ratio	0.897		
Weighted Mean Ratio	0.891		
UNIFORMITY			
Lowest ratio	0.551		
Highest ratio:	1.362		
Coefficient of Dispersion	12.55%		
Standard Deviation	0.140		
Coefficient of Variation	15.44%		
Price Related Differential (PRD)	1.019		
RELIABILITY		COMMENTS: <div>1 to 3 Unit Residences throughout area 43</div>	
95% Confidence: Median			
Lower limit	0.882		
Upper limit	0.913		
95% Confidence: Mean			
Lower limit	0.897		
Upper limit	0.920		
SAMPLE SIZE EVALUATION			
N (population size)	3437		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.140		
Recommended minimum:	31		
Actual sample size:	599		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	316		
# ratios above mean:	283		
z:	1.348		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

2007 Improved Parcel Ratio Analysis

District/Team: NW / Team - 4	Lien Date: 01/01/2007	Date of Report: 5/17/2007	Sales Dates: 1/2004 - 12/2006																
Area Green Lake / 43	Appr ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>23</td></tr><tr><td>0.80-0.90</td><td>98</td></tr><tr><td>0.90-1.00</td><td>185</td></tr><tr><td>1.00-1.10</td><td>154</td></tr><tr><td>1.10-1.20</td><td>96</td></tr><tr><td>1.20-1.30</td><td>29</td></tr><tr><td>1.30-1.40</td><td>13</td></tr></tbody></table>		Ratio	Frequency	0.70-0.80	23	0.80-0.90	98	0.90-1.00	185	1.00-1.10	154	1.10-1.20	96	1.20-1.30	29	1.30-1.40	13
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1.30-1.40	13																		
Sample size (n)	599																		
Mean Assessed Value	526,200																		
Mean Sales Price	529,400																		
Standard Deviation AV	152,711																		
Standard Deviation SP	168,456																		
ASSESSMENT LEVEL																			
Arithmetic Mean Ratio	1.010																		
Median Ratio	0.998																		
Weighted Mean Ratio	0.994																		
UNIFORMITY																			
Lowest ratio	0.711																		
Highest ratio:	1.409																		
Coefficient of Dispersion	10.06%																		
Standard Deviation	0.126																		
Coefficient of Variation	12.50%																		
Price Related Differential (PRD)	1.016																		
RELIABILITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 43</div> <div>Both assessment level and uniformity have been improved by application of the recommended values.</div>																	
95% Confidence: Median																			
Lower limit	0.985																		
Upper limit	1.011																		
95% Confidence: Mean																			
Lower limit	1.000																		
Upper limit	1.020																		
SAMPLE SIZE EVALUATION																			
N (population size)	3437																		
B (acceptable error - in decimal)	0.05																		
S (estimated from this sample)	0.126																		
Recommended minimum:	25																		
Actual sample size:	599																		
Conclusion:	OK																		
NORMALITY																			
Binomial Test																			
# ratios below mean:	321																		
# ratios above mean:	278																		
z:	1.757																		
Conclusion:	Normal*																		
*i.e. no evidence of non-normality																			

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be

ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

'Highest and best use' is defined in The Appraisal of Real Estate, twelfth edition, page 305, as follows:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope Of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features

and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr